

## \$360,000 - 11548 97 Street, Edmonton

MLS® #E4449647

**\$360,000**

3 Bedroom, 1.50 Bathroom, 1,040 sqft

Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

INVESTOR ALERT! FULL 6 PLEX (UNDER CHMC MLI SELECT) READY LOT. 3 UP,3 DOWN.CURRENTLY RENTED.BUILDER/INVERTER READY Prime 33' x 150' corner lot near NAIT, Royal Alex, Kingsway, Ice District, and booming downtown core. High-demand location with strong rental potential or future infill development opportunity. Fully updated character home near NAIT, Royal Alex, Kingsway, Ice District & downtown. Original wood trim & hardwood on main. Basement is newer with wet bar, modern baths (main has jetted tub), and updated kitchen. Two gas fireplaces. Newer plumbing, electrical, furnace & hot water tank. 2 beds up, 1 bed down. Basement has big family room, wet bar & half bath. Fenced yard with 12' x 24' deck. Oversized 24x24 insulated garage with radiant heat + extra parking pad. Corner lot â€“ 33â€™™ x 150â€™™.

Built in 1932

### Essential Information

MLS® #	E4449647
Price	\$360,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1





Square Footage	1,040
Acres	0.00
Year Built	1932
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11548 97 Street
Area	Edmonton
Subdivision	Spruce Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1X8

### Amenities

Amenities	Deck
Parking Spaces	5
Parking	220 Volt Wiring, Double G
Remarks	

### Interior

Appliances	Dryer, Garage Control, Ga Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Fenced, Landsc
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter



**Additional Information**

Date Listed	July 25th, 2025
Days on Market	3
Zoning	Zone 08

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