

## \$499,800 - 11442 101 Street, Edmonton

MLS® #E4435188

**\$499,800**

6 Bedroom, 3.00 Bathroom, 1,626 sqft  
Single Family on 0.00 Acres

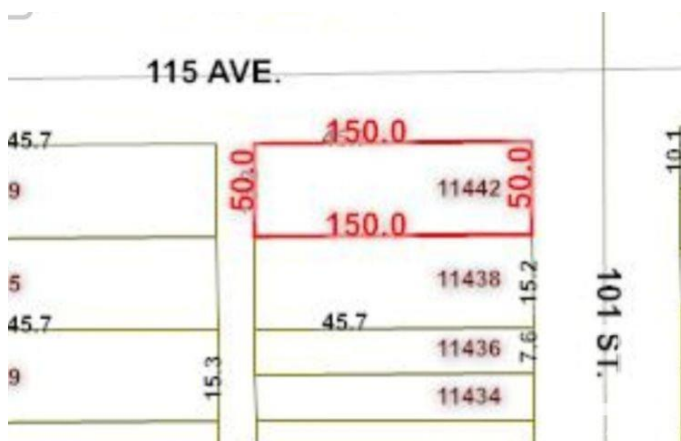
Spruce Avenue, Edmonton, AB

SUITE SPRUCE AVENUE! 6 Bedroom, 3 Bath, LEGAL SECONDARY SUITE PROPERTY now available. The Suites are self-contained - each with their own laundry sets and separate entrances! Carpet-Free Home. Situated on CORNER LOT, 50' W x 150' D, 696.98 m2, with a WEST FACING BACKYARD and DOUBLE GARAGE. Small Scale Residential Zone. Close to public transportation and walking or biking distance to the LRT Station, the Royal Alexandra Hospital, the Glenrose & Kingsway Mall. Downtown is a short drive or bus ride away. Ideal location for students attending NAIT or MacEwan University. Quick access to the Yellowhead. Turn-key property opportunity - ideal home for extended families, those wanting help with mortgage payments, investors, builders or developers.

Built in 1960

### Essential Information

MLS® #	E4435188
Price	\$499,800
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,626
Acres	0.00



Year Built	1960
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### **Community Information**

Address	11442 101 Street
Area	Edmonton
Subdivision	Spruce Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 2A8

### **Amenities**

Amenities	No Animal Home, No Smoking Home
Parking	Double Garage Detached, Over Sized

### **Interior**

Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Corner Lot, Flat Site, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	J A McDougall/St Alphonsus
Middle	Spruce Ave/St Catherine

High Victoria School/St Joseph

### **Additional Information**

Date Listed May 8th, 2025

Days on Market 6

Zoning Zone 08

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 14th, 2025 at 4:17pm MDT