\$96,900 - 302 11324 97 Street, Edmonton

MLS® #E4440938

\$96,900

2 Bedroom, 1.00 Bathroom, 780 sqft Condo / Townhouse on 0.00 Acres

Spruce Avenue, Edmonton, AB

Welcome to Unit 302 in the heart of Spruce Avenue! This TWO bedroom, ONE bathroom apartment-style condo is a great opportunity for first-time buyers or investors. Located in a quiet, clean, and well-managed 17-unit building, this unit offers a functional layout and comfortable living space. Centrally located and close to all amenitiesâ€"just minutes from downtown, NAIT, MacEwan University, Victoria School for the Arts, Royal Alexandra Hospital, major transit routes, and more. With its convenient location and practical design, this condo is a smart and affordable choice!



Essential Information

MLS® # E4440938

Price \$96,900

Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 780

Acres 0.00

Year Built 1981

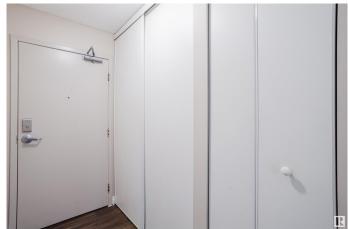
Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active







Community Information

Address 302 11324 97 Street

Area Edmonton

Subdivision Spruce Avenue

City Edmonton
County ALBERTA

Province AB

Postal Code T5G 1X4

Amenities

Amenities Deck, Security Door, See Remarks

Parking Stall

Interior

Appliances Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric

Heating Hot Water, Natural Gas

of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

Exterior

Exterior Wood, Vinyl

Exterior Features Back Lane, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed June 6th, 2025

Days on Market 37

Zoning Zone 08

Condo Fee \$575

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 July 13th, 2025 at 5:02am MDT