

## \$250,000 - 11539 101 Street, Edmonton

MLS® #E4460217

**\$250,000**

2 Bedroom, 1.00 Bathroom, 739 sqft

Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

Welcome to this charming 740 sq ft bungalow packed with potential and ideally located in the heart of Edmonton. Step inside to discover hardwood floors and bright white walls flowing through a spacious living and dining room, perfect for relaxing and entertaining. The kitchen features warm wood cabinets that extend to the ceiling, ceramic tile floors, and plenty of storage. The cozy primary bedroom offers natural light and ample closet space, while a second bedroom and 4-piece bathroom complete the main floor. This home boasts a long list of recent improvements including newer ROOF, WINDOWS, 100-AMP ELECTRICAL PANEL and FURNACE.

Outside, enjoy a large front and backyard that is perfect for kids, pets, or summer gatherings, with fenced privacy and back lane access with a SINGLE DETACHED GARAGE. All this within minutes of NAIT, Royal Alexandra Hospital, Kingsway Mall, and Downtown views. A rare opportunity to create, invest, or settle in this beautiful home!

Built in 1942

### Essential Information

MLS® # E4460217

Price \$250,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 739                    |
| Acres          | 0.00                   |
| Year Built     | 1942                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11539 101 Street |
| Area        | Edmonton         |
| Subdivision | Spruce Avenue    |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5G 2B2          |

### Amenities

|           |                                                                                                    |
|-----------|----------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home |
| Parking   | Single Garage Detached                                                                             |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                            |
| Stories      | 1                                                                                    |
| Has Basement | Yes                                                                                  |
| Basement     | Full, Unfinished                                                                     |

### Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                         |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Downtown |
| Roof              | Asphalt Shingles                                                                                     |
| Construction      | Wood, Stucco                                                                                         |
| Foundation        | Concrete Perimeter                                                                                   |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | St. Basil Elementary       |
| Middle     | Westmount Junior High Scho |
| High       | Inner City High School     |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 36                |
| Zoning         | Zone 08           |

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Listing information last updated on November 6th, 2025 at 2:02am MST