

## **\$449,000 - 11438 97 Street, Edmonton**

MLS® #E4444492

**\$449,000**

3 Bedroom, 3.50 Bathroom, 1,755 sqft  
Condo / Townhouse on 0.00 Acres

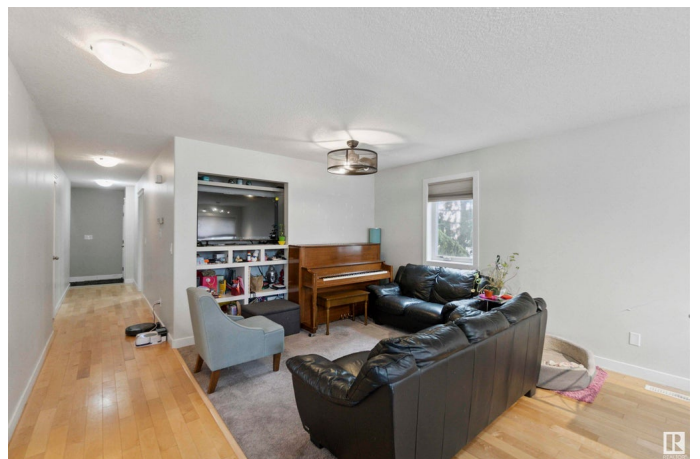
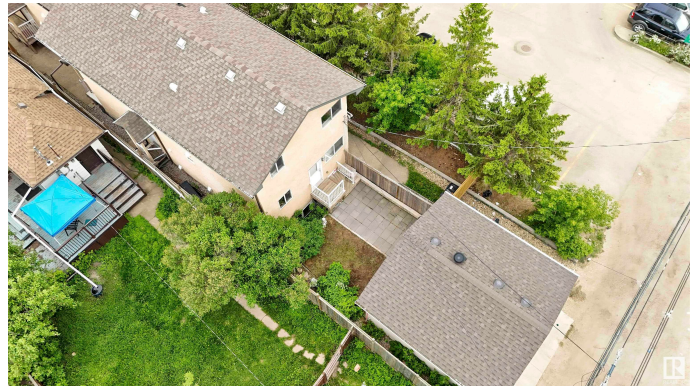
Spruce Avenue, Edmonton, AB

ATTENTION INVESTORS! Welcome to this wonderful 2 storey half duplex home. Located in the neighborhood of Spruce Avenue close to all amenities, Commonwealth Stadium, Royal Alex & Glenrose Hospital, NAIT, Kingsway Mall, City Center Airport, & MORE! You're also minutes from City Center, Chinatown & Little Italy! This home offers 3 bedrooms, family room, 3.5 baths, option for legal secondary suite in the basement with side door entry. The main floor has a great layout with 1 bedroom plus ensuite, generous sized living room, kitchen w/ granite island & SS Appliances, 2 piece bath, & hardwood flooring throughout. The upstairs offers 2 bedrooms, family room, 3 piece bath, & 4 piece ensuite bathroom in the primary bedroom. The basement is drywalled and has rough in plumbing for you to complete or legal basement suite or leisure area. Bonus new Napolian furnace & Ac Included. Park in the double garage and enjoy the fenced in backyard. This is a perfect investment opportunity to live in or rent out.

Built in 2012

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4444492  |
| Price  | \$449,000 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 3.50              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 1,755             |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11438 97 Street |
| Area        | Edmonton        |
| Subdivision | Spruce Avenue   |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 1X5         |

### Amenities

|           |                           |
|-----------|---------------------------|
| Amenities | Carbon Monoxide Detectors |
| Parking   | Double Garage Detached    |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                      |
| Stories           | 2                                                                                                              |
| Has Basement      | Yes                                                                                                            |
| Basement          | Full, Unfinished                                                                                               |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                          |
| Exterior Features | Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                      |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 36              |
| 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 August 1st, 2025 at 12:33pm MDT