

\$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 33' x 150'.

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, Landscap
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter



Additional Information

Date Listed	July 25th, 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 July 31st, 2025 at 4:02pm MDT