

## \$380,000 - 11429 102 Street, Edmonton

MLS® #E4433237

**\$380,000**

3 Bedroom, 2.00 Bathroom, 881 sqft

Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

Incredible opportunity on a massive 50x150 lot in a central neighbourhood undergoing exciting revitalization! This charming and solid 3 bedroom bungalow offers excellent value as a holding property or future redevelopment site. Ideally located across from schools and a newly upgraded playground & spray park, with quick access to Downtown, NAIT, Kingsway Mall, and the Royal Alex & Glenrose Hospitals. Inside, you'll find a spacious living area with maple hardwood floors, a kitchen with granite counters, 2 good sized bedrooms and a full bathroom. The basement includes another bedroom, a second kitchen, and separate living space—perfect for extended family. The double detached garage and massive fenced yard with fruit trees and garden space complete this versatile property. Hold, rent, or build—this lot offers exceptional potential now and in the future!

Built in 1943

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4433237  |
| Price          | \$380,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 881       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1943                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11429 102 Street |
| Area        | Edmonton         |
| Subdivision | Spruce Avenue    |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5G 2E6          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|              |                                                                   |
|--------------|-------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                         |
| Stories      | 2                                                                 |
| Has Basement | Yes                                                               |
| Basement     | Full, Finished                                                    |

### Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                   |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Subdividable Lot, See Remarks |
| Roof              | Asphalt Shingles                                                                                              |
| Construction      | Wood, Vinyl                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                            |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2025 |
| Days on Market | 49               |
| Zoning         | Zone 08          |

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Listing information last updated on June 16th, 2025 at 11:22pm MDT