

\$329,900 - 11315 106 Street, Edmonton

MLS® #E4434931

\$329,900

0 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

SITUATED IN THE EXTREMELY ATTRACTIVE AND HIGHLY DESIRABLE SPRUCE AVENUE NEIGHBORHOOD and is basically sold for LOT VALUE ONLY ! This property is directly across the street from KINGSWAY GARDEN MALL, steps from the LRT and only 5 minutes from the DOWNTOWN CORE. The home is being sold "As is, Where is" and is currently tenant occupied. Lot size is 43.5' x 149.9' and would be able to build an 8 suites Apartment Complex just like the one being built a few doors down OR duplex build. This property has TREMENDOUS POTENTIAL!

Essential Information

MLS® #	E4434931
Price	\$329,900
Bathrooms	1.00
Full Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Style	2 Storey
Status	Active

Community Information

Address	11315 106 Street
Area	Edmonton



Subdivision	Spruce Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 2P6

Amenities

Parking	Double Garage Detached
---------	------------------------

Interior

Heating	Natural Gas
---------	-------------

Exterior

Exterior Features	Back Lane, Fenced, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
-------------------	--

Additional Information

Date Listed	May 7th, 2025
-------------	---------------

Days on Market	1
----------------	---

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 May 8th, 2025 at 6:02am MDT