

## \$435,000 - 11522 101 Street, Edmonton

MLS® #E4438786

**\$435,000**

5 Bedroom, 2.00 Bathroom, 1,433 sqft

Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

Tastefully refinished raised bungalow with a LEGAL SUITE & separate address, located on an oversized RF3 lot in a prime location south of NAIT, near the Ice District & MacEwan University. This 5-bedroom, 2-bathroom home in Spruce Avenue offers a blend of historic charm & modern updates. Hardwood floors, a mix of original wood & engineered oak, span all levels. Ugrades include all new Durabuilt windows (2023), doors, and a fully insulated & drywalled basement for enhanced efficiency. Natural light floods the home, highlighting new fixtures and illuminating the granite & Corian countertops in the kitchens. The kitchens also feature all new appliances (2023/24) and updated sinks. The main bath boasts full granite tiling, new pedestal sinks, & luxury vinyl flooring on both levels. Fresh priming & painting emphasize the character of coved ceilings, wood casings, & glass pane doors. New sewer line. Home featuring 2400sqft. of developed living space including the LEGAL Suite!

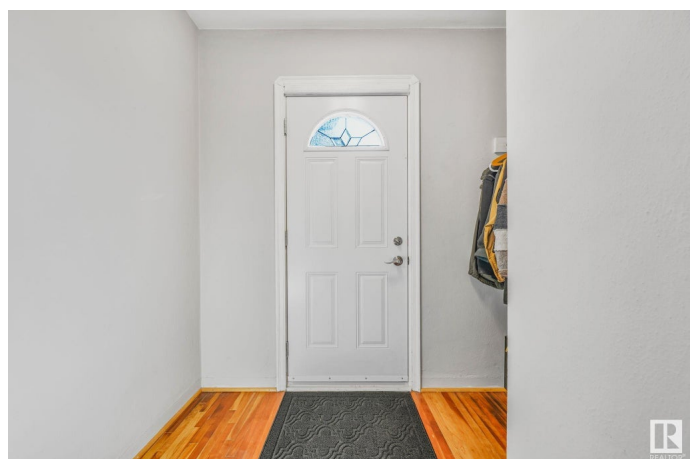
Built in 1948

### Essential Information

MLS® # E4438786

Price \$435,000

Bedrooms 5



Bathrooms	2.00
Full Baths	2
Square Footage	1,433
Acres	0.00
Year Built	1948
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	11522 101 Street
Area	Edmonton
Subdivision	Spruce Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 0E9

### Amenities

Amenities	Detectors Smoke
Parking Spaces	3
Parking	Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Stove-Electric, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 27th, 2025

Days on Market                21

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 June 17th, 2025 at 12:47pm MDT