

Courtesy Of Brad S Pipella Of Century 21 Masters

## **\$299,900 - 11542 97 Street, Edmonton**

MLS® #E4452232

**\$299,900**

5 Bedroom, 2.00 Bathroom, 1,055 sqft

Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

**FIRST TIME BUYERS & INVESTORS!** Spruce Avenue Bungalow Offering 1678 sf of Developed Living Space with 3 + 2 Beds plus Den & 2 Full Baths. Many Updates over recent years Including Furnace (2020) H2O Tank (2019), Partial Fence (2018), Garage OH Door, Exterior & Interior Doors, Electrical; 100amp panel, Pot Lights, Switches & Receptacles, Drywall, Paint, Ceiling Texture, Kitchen Cabinets & Quartz Counters. The Main Floor Features a Good Sized Living Room & Dining Space w/ Electric Fireplace & Plenty of Windows, Two Large Bedrooms, 4pc Bath & Updated Kitchen. Off the Back is a Large Mudroom/Storage & Den/Small Bedroom. The Basement is Finished with 4pc Bath, Two More Bedrooms, Family Room & Rough-Ins for a 2nd Kitchen. Outside You Can Enjoy Your Front Porch & Fully Fenced Large Back Yard. Single Detached Garage & Additional Parking Stall Provide Ample Parking. Quick Access to Schools, NAIT, Royal Alex Hospital, Kingsway Mall, Yellowhead, Downtown and All Amenities. 33' x 150" Lot. Great Opportunity!!

Built in 1929

### **Essential Information**

MLS® # E4452232

Price \$299,900



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,055
Acres	0.00
Year Built	1929
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11542 97 Street
Area	Edmonton
Subdivision	Spruce Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1X8

### Amenities

Amenities	Vinyl Windows
Parking Spaces	3
Parking	Single Garage Detached, Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	John A. McDougall K-6
Middle	Spruce Avenue 7-9
High	Victoria 10-12

### **Additional Information**

Date Listed	August 9th, 2025
Days on Market	2
Zoning	Zone 08

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Listing information last updated on August 10th, 2025 at 10:32pm MDT