Courtesy Of Wendy L Theberge Of RE/MAX Elite

$349,500 - 11164 97 Street, Edmonton

MLS® #E4426369

$349,500
3 Bedroom, 1.50 Bathroom, 1,664 sqft
Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

LIVE WHERE THE ACTION IS! You can literally WALK DOWNTOWN. Enjoy such a beautiful tree-lined location close to Kingsway Garden Mall, the Italian centre & shops galore. Perfect spot to land for a professional couple/family. Updated with newer appliances and finishings. This large CORNER LOT boasts a 1664 SF three bedroom 2 storey home with a large west facing fully fenced yard. A perfect home for large gatherings. Recent upgrades include a newer sewer line, 100 amp service, newer wiring, and PEX plumbing and stack ensures this home is fully equipped for modern living. Inside, you'll find a thoughtful layout with three bedrooms in total â€“ two on the main level and a third bedroom upstairs with a convenient half bath and walk-in closet. The main bath boasts a character clawfoot tub, adding a touch of vintage charm. Updated kitchen and vinyl plank flooring with Stainless Steel appliances. Natural light floods into the house. Perfect for a home office with sun streaming in all day. Great home for your spirit!

Built in 1929

Essential Information

MLS® #	E4426369
Price	$349,500

Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,664
Acres	0.00
Year Built	1929
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	11164 97 Street
Area	Edmonton
Subdivision	Spruce Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1X1

Amenities

Amenities	See Remarks
Parking	Single Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Corner Lot, Fenced, Landscaped, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 19th, 2025
Days on Market	44
Zoning	Zone 08

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