

## \$299,000 - 11206 104 Street, Edmonton

MLS® #E4455716

**\$299,000**

3 Bedroom, 2.00 Bathroom, 787 sqft

Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

Excellent quiet location just behind Glenrose Hospital and walking distance to Royal Alexandra. Also close to Kingsway Mall, LRT, NAIT etc. Perfect for an investor with the tenant already in place. Potential to build a duplex on this 44' x 160' lot!

Built in 1948

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4455716               |
| Price          | \$299,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 787                    |
| Acres          | 0.00                   |
| Year Built     | 1948                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11206 104 Street |
| Area        | Edmonton         |
| Subdivision | Spruce Avenue    |
| City        | Edmonton         |



|             |         |
|-------------|---------|
| County      | ALBERTA |
| Province    | AB      |
| Postal Code | T5G 2K5 |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Detectors Smoke        |
| Parking   | Single Garage Detached |

### **Interior**

|              |                                                 |
|--------------|-------------------------------------------------|
| Appliances   | Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                       |
| Stories      | 2                                               |
| Has Basement | Yes                                             |
| Basement     | Full, Finished                                  |

### **Exterior**

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                      |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                 |
| Construction      | Wood, Vinyl                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                               |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 43                  |
| Zoning         | Zone 08             |

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Listing information last updated on October 15th, 2025 at 7:17am MDT