

## \$249,900 - 11621 101 Street, Edmonton

MLS® #E4460715

**\$249,900**

3 Bedroom, 2.00 Bathroom, 915 sqft

Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

Charming 915 sq ft 3 bed 2 bath bungalow on a large (33 ft x 143 ft) lot that is zoned RF3 - great for re-development! Live close to Jasper Ave, NAIT, and MacEwan while enjoying the convenience of downtown living! The main floor offers hardwood flooring throughout, a bright kitchen with freshly painted cabinets, 2 bedrooms and a 4 piece bath. Separate entrance to the basement features a cozy family room, second kitchen, another bedroom, 3-piece bath and laundry area with sink. Recent updates include a new roof for added peace of mind. Enjoy a large fenced in yard with a new lower deck, plus a single detached garage and room to build a double if desired. Perfectly located just 5 minutes to the Royal Alex Hospital, Glenrose Rehab Centre and Kingsway Mall.

Built in 1946

### Essential Information

MLS® #	E4460715
Price	\$249,900
Lease Rate	\$10
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	915



Acres	0.00
Year Built	1946
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11621 101 Street
Area	Edmonton
Subdivision	Spruce Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 2B3

### Amenities

Amenities	Detectors Smoke
Parking	Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	John A. McDougall School
Middle	Killarney School
High	Victoria School

**Additional Information**

Date Listed           October 2nd, 2025  
Days on Market     2  
Zoning                Zone 08

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