

## \$329,900 - 11315 106 Street, Edmonton

MLS® #E4434931

### \$329,900

4 Bedroom, 2.00 Bathroom, 1,160 sqft

Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

SITUATED IN THE EXTREMELY ATTRACTIVE AND HIGHLY DESIRABLE SPRUCE AVENUE NEIGHBORHOOD! This property is directly across the street from KINGSWAY GARDEN MALL, steps from the LRT and only 5 minutes from the DOWNTOWN CORE.

Home is in good condition and tenant occupied with a newer double detached garage. The Upper Level offers 2 Large Bedrooms, Main Level Boasts a Living Room, Dining Room, Kitchen and 3rd Bedroom, Lower Level has a Separate Entrance and offers Second Kitchen, Second Living Room, Full Bath and Large Bedroom. The Lot Size is very attractive at 43.5' x 149.9', Fantastic Property with a Great Location

Built in 1949

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4434931      |
| Price          | \$329,900     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,160         |
| Acres          | 0.00          |
| Year Built     | 1949          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11315 106 Street |
| Area        | Edmonton         |
| Subdivision | Spruce Avenue    |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5G 2P6          |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Ceiling 9 ft., Closet Organizers |
| Parking Spaces | 6                                |
| Parking        | Double Garage Detached           |

### Interior

|              |                                             |
|--------------|---------------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Stories      | 3                                           |
| Has Basement | Yes                                         |
| Basement     | Full, Finished                              |

### Exterior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                                   |
| Exterior Features | Back Lane, Fenced, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                       |
| Construction      | Wood                                                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                                     |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 8             |
| Zoning         | Zone 08       |

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