

## **\$349,000 - 11318 103 Street, Edmonton**

---

MLS® #E4427581

**\$349,000**

2 Bedroom, 2.00 Bathroom, 781 sqft

Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

Investor alert or first time home buyer looking to find the perfect home in the community of Spruce Avenue. This little gem is waiting for you the first time buyer or sit and wait to build a larger home with the massive 43 X 150 yard. This house has numerous upgrades over the years, like newer shingles, windows, furnace and hot water tank, new flooring (Vinyl and laminate), baseboards, updated lighting, and much more. This charming gem is great for all types of investors or that very first place called home.

Built in 1948



### **Essential Information**

MLS® #	E4427581
Price	\$349,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	781
Acres	0.00
Year Built	1948
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address 11318 103 Street  
Area Edmonton  
Subdivision Spruce Avenue  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5G 2H7

### Amenities

Amenities Detectors Smoke, Vinyl Windows  
Parking Single Garage Detached

### Interior

Appliances Dryer, Washer, Refrigerators  
Heating Forced Air-1, Natural Gas  
Stories 2  
Has Suite Yes  
Has Basement Yes  
Basement Full, Finished

### Exterior

Exterior Wood, Stucco  
Exterior Features Fenced, Fruit Trees/Shrubs,  
Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Stucco  
Foundation Concrete Perimeter

### Additional Information

Date Listed March 25th, 2025  
Days on Market 37  
Zoning Zone 08

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 4:02pm MDT

