

## \$399,990 - 11429 102 Street, Edmonton

MLS® #E4433237

**\$399,990**

3 Bedroom, 2.00 Bathroom, 881 sqft

Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

Incredible opportunity on a massive 50x150 lot in a central neighbourhood undergoing exciting revitalization! This charming and solid 3 bedroom bungalow offers excellent value as a holding property or future redevelopment site. Ideally located across from schools and a newly upgraded playground & spray park, with quick access to Downtown, NAIT, Kingsway Mall, and the Royal Alex & Glenrose Hospitals. Inside, you'll find a spacious living area with maple hardwood floors, a kitchen with granite counters, 2 good sized bedrooms and a full bathroom. The basement includes another bedroom, a second kitchen, and separate living space—perfect for extended family or added rental income. The double detached garage and massive fenced yard with fruit trees and garden space complete this versatile property. Hold, rent, or build—this lot offers exceptional potential now and in the future!

Built in 1943

### Essential Information

MLS® #	E4433237
Price	\$399,990
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	881



Acres	0.00
Year Built	1943
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11429 102 Street
Area	Edmonton
Subdivision	Spruce Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 2E6

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Subdividable Lot, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 29th, 2025
Days on Market	1
Zoning	Zone 08

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Listing information last updated on April 30th, 2025 at 8:17pm MDT