

## \$250,000 - 11539 101 Street, Edmonton

MLS® #E4460217

**\$250,000**

2 Bedroom, 1.00 Bathroom, 739 sqft

Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

Calling all investors, first-time buyers, and creative renovators! This charming 740 sq ft bungalow is packed with potential and ideally located in the heart of Edmonton. Step inside to discover hardwood floors and bright white walls flowing through a spacious living and dining room, perfect for relaxing or entertaining. The kitchen features warm wood cabinets that extend to the ceiling, ceramic tile floors, and plenty of storage. The cozy primary bedroom offers natural light and ample closet space, while a second bedroom and 4-piece bathroom complete the main floor. The unfinished basement includes laundry and a bathroom setup, ready for your personal touch. Outside, enjoy a large front and backyard that is perfect for kids, pets, or summer gatherings, with fenced privacy and back lane access. All this within minutes of NAIT, Royal Alexandra Hospital, Kingsway Mall, shopping, public transportation, and downtown city views. A rare opportunity to create, invest, or settle in this beautiful home!

Built in 1942

### Essential Information

MLS® # E4460217

Price \$250,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 739                    |
| Acres          | 0.00                   |
| Year Built     | 1942                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11539 101 Street |
| Area        | Edmonton         |
| Subdivision | Spruce Avenue    |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5G 2B2          |

### Amenities

|           |                                                                                                    |
|-----------|----------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home |
| Parking   | Single Garage Detached                                                                             |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                            |
| Stories      | 1                                                                                    |
| Has Basement | Yes                                                                                  |
| Basement     | Full, Unfinished                                                                     |

### Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                         |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Downtown |
| Roof              | Asphalt Shingles                                                                                     |
| Construction      | Wood, Stucco                                                                                         |
| Foundation        | Concrete Perimeter                                                                                   |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | St. Basil Elementary       |
| Middle     | Westmount Junior High Scho |
| High       | Inner City High School     |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 27                |
| 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 October 28th, 2025 at 3:02am MDT