

\$427,000 - 11522 101 Street, Edmonton

MLS® #E4445490

\$427,000

5 Bedroom, 2.00 Bathroom, 1,433 sqft

Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

Tastefully refinished raised bungalow with a LEGAL SUITE & separate address, located on an oversized RF3 lot in a prime location south of NAIT, near the Ice District & MacEwan University. This 5-bedroom, 2-bathroom home in Spruce Avenue offers a blend of historic charm & modern updates. Hardwood floors, a mix of original wood & engineered oak, span all levels. Ugrades include all new Durabuilt windows (2023), doors, and a fully insulated & drywalled basement for enhanced efficiency. Natural light floods the home, highlighting new fixtures and illuminating the granite & Corian countertops in the kitchens. The kitchens also feature all new appliances (2023/24) and updated sinks. The main bath boasts full granite tiling, new pedestal sinks, & luxury vinyl flooring on both levels. Fresh priming & painting emphasize the character of coved ceilings, wood casings, & glass pane doors. New sewer line. Home featuring 2400sqft. of developed living space including the LEGAL Suite!

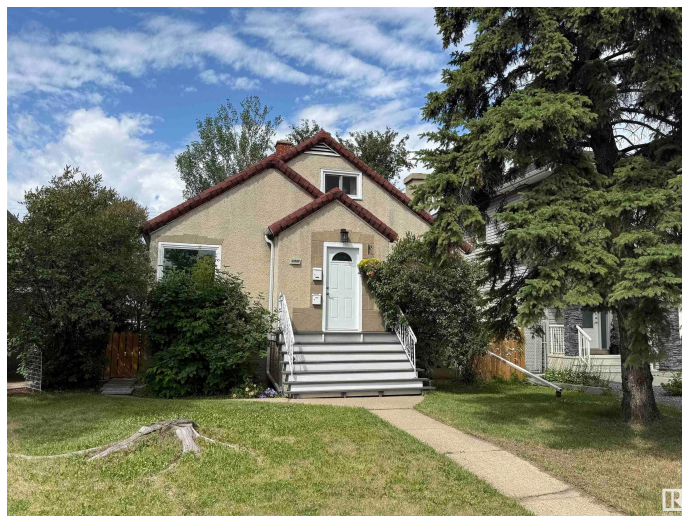
Built in 1948

Essential Information

MLS® # E4445490

Price \$427,000

Bedrooms 5



| | |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,433 |
| Acres | 0.00 |
| Year Built | 1948 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 11522 101 Street |
| Area | Edmonton |
| Subdivision | Spruce Avenue |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5G 0E9 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Detectors Smoke |
| Parking Spaces | 3 |
| Parking | Single Garage Detached |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Dryer, Stove-Electric, Washer, Refrigerators-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |

Foundation Concrete Perimeter

Additional Information

Date Listed July 3rd, 2025

Days on Market 8

Zoning Zone 08

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Listing information last updated on July 11th, 2025 at 7:32pm MDT