

\$249,900 - 11621 101 Street, Edmonton

MLS® #E4460715

\$249,900

3 Bedroom, 2.00 Bathroom, 915 sqft

Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

Charming 915 sq ft 3 bed 2 bath bungalow on a large (33 ft x 143 ft) lot that is zoned RF3 - great for re-development! Live close to Jasper Ave, NAIT, and MacEwan while enjoying the convenience of downtown living! The main floor offers hardwood flooring throughout, a bright kitchen with freshly painted cabinets, 2 bedrooms and a 4 piece bath. Separate entrance to the basement features a cozy family room, second kitchen, another bedroom, 3-piece bath and laundry area with sink. Recent updates include a new roof for added peace of mind. Enjoy a large fenced in yard with a new lower deck, plus a single detached garage and room to build a double if desired. Perfectly located just 5 minutes to the Royal Alex Hospital, Glenrose Rehab Centre and Kingsway Mall.

Built in 1946

Essential Information

MLS® #	E4460715
Price	\$249,900
Lease Rate	\$10
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	915



Acres	0.00
Year Built	1946
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	11621 101 Street
Area	Edmonton
Subdivision	Spruce Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 2B3

Amenities

Amenities	Detectors Smoke
Parking	Single Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	John A. McDougall School
Middle	Killarney School
High	Victoria School

Additional Information

Date Listed October 2nd, 2025
Days on Market 3
Zoning Zone 08

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