

## \$349,500 - 11164 97 Street, Edmonton

MLS® #E4426369

### \$349,500

3 Bedroom, 1.50 Bathroom, 1,664 sqft  
Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

Welcome to this renovated income generator located conveniently near downtown Edmonton. Large private corner lot measuring 33 X 150 is zoned RA7 to allow for future development of Low-Rise Apartment / medium density housing. At 1664 SF there is plenty of room here! A bright addition at the back of the house. West facing yard comes with a high newer fence. Recent upgrades include a newer sewer line, 100 amp service, newer wiring, and PEX plumbing and stack ensures this home is equipped for modern living. Inside, you'll find a thoughtful layout with three bedrooms in total – two on the main level and a third bedroom upstairs with a convenient half bath and walk-in closet. The main bath boasts a character clawfoot tub, adding a touch of vintage charm. Updated kitchen and vinyl plank flooring with Stainless Steel appliances. Natural light floods into the house. Close to all amenities!

Built in 1929

### Essential Information

MLS® #	E4426369
Price	\$349,500
Bedrooms	3
Bathrooms	1.50
Full Baths	1



Half Baths	1
Square Footage	1,664
Acres	0.00
Year Built	1929
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	11164 97 Street
Area	Edmonton
Subdivision	Spruce Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1X1

### **Amenities**

Amenities	See Remarks
Parking	Single Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Corner Lot, Fenced, Landscaped, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 19th, 2025

Days on Market 17

Zoning Zone 08

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