

Courtesy Of Brad S Pipella Of Century 21 Masters

\$299,900 - 11542 97 Street, Edmonton

MLS® #E4452232

\$299,900

5 Bedroom, 2.00 Bathroom, 1,055 sqft

Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

FIRST TIME BUYERS & INVESTORS! Spruce Avenue Bungalow Offering 1678 sf of Developed Living Space with 3 + 2 Beds plus Den & 2 Full Baths. Many Updates over recent years Including Furnace (2020) H2O Tank (2019), Partial Fence (2018), Garage OH Door, Exterior & Interior Doors, Electrical; 100amp panel, Pot Lights, Switches & Receptacles, Drywall, Paint, Ceiling Texture, Kitchen Cabinets & Quartz Counters. The Main Floor Features a Good Sized Living Room & Dining Space w/ Electric Fireplace & Plenty of Windows, Two Large Bedrooms, 4pc Bath & Updated Kitchen. Off the Back is a Large Mudroom/Storage & Den/Small Bedroom. The Basement is Finished with 4pc Bath, Two More Bedrooms, Family Room & Rough-Ins for a 2nd Kitchen. Outside You Can Enjoy Your Front Porch & Fully Fenced Large Back Yard. Single Detached Garage & Additional Parking Stall Provide Ample Parking. Quick Access to Schools, NAIT, Royal Alex Hospital, Kingsway Mall, Yellowhead, Downtown and All Amenities. 33' x 150" Lot. Great Opportunity!!

Built in 1929

Essential Information

MLS® # E4452232

Price \$299,900



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,055
Acres	0.00
Year Built	1929
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	11542 97 Street
Area	Edmonton
Subdivision	Spruce Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1X8

Amenities

Amenities	Vinyl Windows
Parking Spaces	3
Parking	Single Garage Detached, Stall

Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	John A. McDougall K-6
Middle	Spruce Avenue 7-9
High	Victoria 10-12

Additional Information

Date Listed	August 9th, 2025
Days on Market	4
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 August 13th, 2025 at 3:47pm MDT