

\$430,000 - 11222 104 Street, Edmonton

MLS® #E4418148

\$430,000

2 Bedroom, 2.00 Bathroom, 1,080 sqft
Single Family on 0.00 Acres

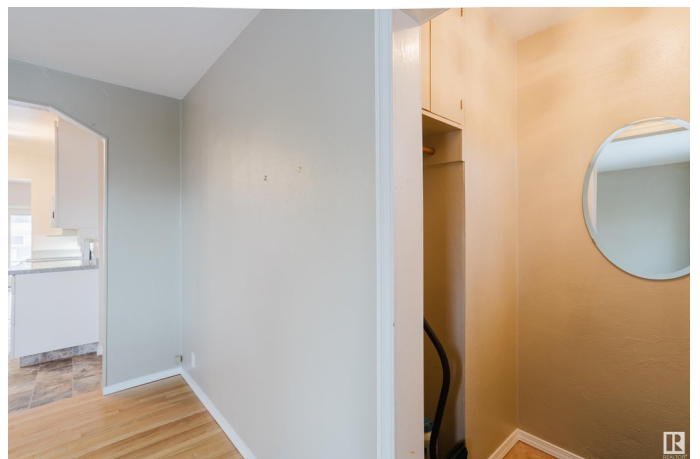
Spruce Avenue, Edmonton, AB

Cool house on a quiet street, in behind the Glenrose, blocks from Kingsway Mall, the Royal Alexandra Hospital, and the LRT. The 2 original bedrooms on the main floor were combined to make one big room, and there's another bedroom in the basement. It's fully finished, and has the potential to be made into a suite. There's already a partial kitchen with a gas stove and counters down there, plus a 3-piece bathroom with a fully-tiled rain shower. Upgraded mechanical including high-efficiency furnace and central air conditioner. Big extension put on the back of the house with beautiful gas fireplace and lots of windows. Beautiful upgraded kitchen with lots of storage and nice appliances. Lovely hardwood throughout the main floor. Off the deck, you'll enjoy a well-built club house to hang out when you need a break from your family ;-). Double detached garage is extra long to make for a great workshop. Garden shed included.

Built in 1948

Essential Information

MLS® #	E4418148
Price	\$430,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,080
Acres	0.00
Year Built	1948
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	11222 104 Street
Area	Edmonton
Subdivision	Spruce Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 2K5

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Club House, Deck, Vinyl Windows
Parking	Double Garage Detached

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Stove-Gas, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Paved Lane, Public Transportation, Shopping Nearby
Lot Description	44X160
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed January 15th, 2025

Days on Market 57

Zoning Zone 08

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