

## **\$399,900 - 11321 102 Street, Edmonton**

MLS® #E4423423

**\$399,900**

4 Bedroom, 4.00 Bathroom, 2,170 sqft  
Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

This charming 2 ST home in Spruce Avenue, originally built in 1926, has numerous upgrades over the years, with the most recent in 2007. These upgrades include a modern kitchen, improved insulation, flooring (hardwood, cork & laminate), baseboards, updated lighting, new windows, siding, shingles, and much more. The home has a total of 2026 sq ft. The main floor features an open concept with the renovated kitchen, dining and living room, 2 bdrms, and 2 ensuite bathrooms. The upper level boasts a central family room, the primary bedroom, a fourth bedroom, and two additional ensuite bathrooms. The basement, while unfinished, features a separate entrance and a Permanent Wood Foundation installed in 2003. The east-facing backyard includes a fantastic three-season sunroom, a double detached garage, & a portable exterior sauna. Situated on a 6000 sq ft lot, tree-lined street, offering easy access to schools, public transportation, Royal Alexandra and Glenrose Hospitals, Kingsway Mall and downtown Edmonton.

Built in 1926

### **Essential Information**

MLS® #	E4423423
Price	\$399,900



Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,170
Acres	0.00
Year Built	1926
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11321 102 Street
Area	Edmonton
Subdivision	Spruce Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 2E5

### Amenities

Amenities	Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Insulation-Upgraded, No Smoking Home, Sauna; Swirlpool; Steam
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Washer
Heating	Baseboard, Hot Water, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Landscaped, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools

Lot Description	40x149.9
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Wood

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	43
Zoning	Zone 08

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