

## \$329,900 - 11315 106 Street, Edmonton

MLS® #E4434931

**\$329,900**

0 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

SITUATED IN THE EXTREMELY ATTRACTIVE AND HIGHLY DESIRABLE SPRUCE AVENUE NEIGHBORHOOD! This property is directly across the street from KINGSWAY GARDEN MALL, steps from the LRT and only 5 minutes from the DOWNTOWN CORE. Home is in good condition and tenant occupied with a newer double detached garage. very attractive Lot size is 43.5' x 149.9', Fantastic Property with a Great Location

### Essential Information

|            |                 |
|------------|-----------------|
| MLS® #     | E4434931        |
| Price      | \$329,900       |
| Bathrooms  | 1.00            |
| Full Baths | 1               |
| Acres      | 0.00            |
| Type       | Single Family   |
| Sub-Type   | Vacant Lot/Land |
| Style      | 2 Storey        |
| Status     | Active          |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11315 106 Street |
| Area        | Edmonton         |
| Subdivision | Spruce Avenue    |
| City        | Edmonton         |



|             |         |
|-------------|---------|
| County      | ALBERTA |
| Province    | AB      |
| Postal Code | T5G 2P6 |

**Amenities**

|         |                        |
|---------|------------------------|
| Parking | Double Garage Detached |
|---------|------------------------|

**Interior**

|         |             |
|---------|-------------|
| Heating | Natural Gas |
|---------|-------------|

**Exterior**

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Fenced, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 2             |
| Zoning         | Zone 08       |

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Listing information last updated on May 9th, 2025 at 6:32pm MDT