# \$249,900 - #8 11718 97 Street, Edmonton

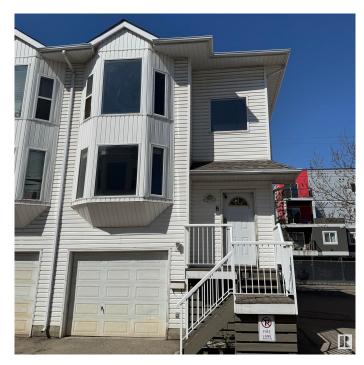
MLS® #E4436100

# \$249,900

3 Bedroom, 1.50 Bathroom, 1,728 sqft Condo / Townhouse on 0.00 Acres

Spruce Avenue, Edmonton, AB

Quick possession available! Great starter home or investment property conveniently located close to NAIT, Grant MacEwan, Kingsway Mall, Hospital and downtown! This unit has some upgrades over the years including shingles, furnace(2019), hot water tank(2019) and most recently newly installed carpet and a new stove! This home has loads of natural sunlight and the main floor features a lovely kitchen which is open to the dining area and balcony as well as a spacious living room and 2-pc bathroom/laundry room. Upstairs, there are 3 bedrooms, with the primary bedroom having bay windows and a walk in closet! Natural light shines through the skylight in the 4-pc bathroom. Downstairs, there is a large space for a family room, gym or storage plus access to the attached garage. There is also access to the backyard from the basement via the walkout. A great home in a convenient location!





Built in 1994

#### **Essential Information**

MLS® # E4436100 Price \$249,900

Bedrooms 3

Bathrooms 1.50

Full Baths 1

Half Baths 1

Square Footage 1,728 Acres 0.00

Year Built 1994

Type Condo / Townhouse

Sub-Type Half Duplex

Style 3 Storey

Status Active

# **Community Information**

Address #8 11718 97 Street

Area Edmonton

Subdivision Spruce Avenue

City Edmonton
County ALBERTA

Province AB

Postal Code T5G 1Y2

# **Amenities**

Amenities Parking-Visitor, Skylight, Walkout Basement

Parking Single Garage Attached

## Interior

Appliances Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Stove-Electric,

Washer

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement See Remarks, Finished

## **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane, Fenced, Flat Site, Public Transportation, Schools, Shopping

Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed May 12th, 2025

Days on Market 35

Zoning Zone 08

Condo Fee \$220



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 June 16th, 2025 at 1:18pm MDT