

\$184,900 - 11525 101 Street, Edmonton

MLS® #E4463703

\$184,900

2 Bedroom, 1.00 Bathroom, 946 sqft

Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

Investor & Developer Alert! Exceptional redevelopment opportunity in the central community of Spruce Avenue! This 33 ft x 147 ft lot offers outstanding potential for infill or multi-unit development. With excellent redevelopment activity in the area and proximity to NAIT, Kingsway Mall, Royal Alexandra Hospital, LRT stations, and downtown Edmonton, this property is ideally located for future resale or income-generating investment. The deep lot offers flexibility for a duplex, semi-detached, or custom infill project. A double detached garage at the rear adds additional site value and utility during construction or for future tenants.

Built in 1946

Essential Information

MLS® #	E4463703
Price	\$184,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	946
Acres	0.00
Year Built	1946
Type	Single Family
Sub-Type	Detached Single Family



Style Bungalow
Status Active

Community Information

Address 11525 101 Street
Area Edmonton
Subdivision Spruce Avenue
City Edmonton
County ALBERTA
Province AB
Postal Code T5G 2B2

Amenities

Amenities Crawl Space, See Remarks
Parking Double Garage Detached, R

Interior

Appliances See Remarks
Heating Baseboard, Water
Stories 1
Has Basement Yes
Basement None, No Basement

Exterior

Exterior Wood, Stucco
Exterior Features Back Lane, Fenced, Playgrou
Shopping Nearby
Roof Asphalt Shingles
Construction Wood, Stucco
Foundation Concrete Perimeter

Additional Information

Date Listed October 27th, 2025
Days on Market 2
Zoning Zone 08



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Listing information last updated on October 29th, 2025 at 1:17am MDT