

\$398,000 - 11522 101 Street, Edmonton

MLS® #E4458571

\$398,000

5 Bedroom, 2.00 Bathroom, 1,433 sqft

Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

Tastefully refinished raised bungalow with a LEGAL SUITE & separate address, located on an oversized RF3 lot in a prime location south of NAIT, near the Ice District & MacEwan University. This 5-bedroom, 2-bathroom home in Spruce Avenue offers a blend of historic charm & modern updates. Hardwood floors, a mix of original wood & engineered oak, span all levels. Ugrades include all new Durabuilt windows (2023), doors, and a fully insulated & drywalled basement for enhanced efficiency. Natural light floods the home, highlighting new fixtures and illuminating the granite & Corian countertops in the kitchens. The kitchens also feature all new appliances and updated sinks. The main bath boasts full granite tiling, new pedestal sinks, & luxury vinyl flooring on both levels. Fresh priming & painting emphasize the character of coved ceilings, wood casings, & glass pane doors. New sewer line. Home featuring 2400sqft. of developed living space including the LEGAL Suite! Search terms:income suite, basement suite.

Built in 1948

Essential Information

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Price \$398,000

Bedrooms 5



Bathrooms	2.00
Full Baths	2
Square Footage	1,433
Acres	0.00
Year Built	1948
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	11522 101 Street
Area	Edmonton
Subdivision	Spruce Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 0E9

Amenities

Amenities	Detectors Smoke
Parking Spaces	3
Parking	Single Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Stove-Electric, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed September 19th, 2025

Days on Market 45

Zoning Zone 08

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