

## \$450,000 - 11519 102 Street, Edmonton

MLS® #E4435787

**\$450,000**

3 Bedroom, 2.50 Bathroom, 1,420 sqft

Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

Welcome to this spacious and well-maintained bungalow in the heart of Spruce Avenue. The main floor features 3 comfortable bedrooms, a bright living room with an electric fireplace, an updated kitchen, a generous dining area, a 4-piece bathroom, and a convenient 2-piece bath with upstairs laundry. The fully finished basement offers added living space with a large recreation room, den, 3-piece bathroom, a second kitchen, and its own washer and dryerâ€”perfect for extended family or extra convenience. Outside, enjoy the fully fenced yard and large double detached garage, offering ample parking and storage. Ideally located across from a school and just minutes from NAIT, LRT, shopping, and the Royal Alexandra Hospital. This centrally located home offers comfort, functionality, and space in a family-friendly, established neighbourhood. Perfect family home or an investment property!

Built in 1960

### Essential Information

MLS® #	E4435787
Price	\$450,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,420
Acres	0.00
Year Built	1960
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	11519 102 Street
Area	Edmonton
Subdivision	Spruce Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 2E8

### **Amenities**

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 10th, 2025
Days on Market	15
Zoning	Zone 08

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