

## \$424,900 - 11320 102 Street, Edmonton

MLS® #E4437084

**\$424,900**

5 Bedroom, 3.00 Bathroom, 1,531 sqft

Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

Charming 1954 Bungalow in the Heart of Spruce Avenue! This classic bungalow, built in 1954, offers 1,530 sq. ft. on the main level and is nestled in a well-established, tree-lined community. The home features a spacious living & dining area with elegant coved ceilings, a custom fireplace mantle, and a built-in china cabinet and an original pocket door to the kitchen offers ample cabinetry and leads to a mudroom, complete with a freezer and 2 special features. There are three well-sized bedrooms, a bathroom with a separate tub and shower room, and an additional private space with a toilet and sink. The developed basement includes two non-legal one-bedroom suites, along with dedicated laundry & storage rooms—making both levels of this home full of potential. Set on a large 49.9â€™™ x 150â€™™ (7,490 sq. ft.) lot with a double detached garage. This property is perfectly situated near the Royal Alexandra Hospital, NAIT, Kingsway Mall, LRT access, and more. A central location, full of character in Spruce Avenue.

Built in 1954

### Essential Information

MLS® # E4437084

Price \$424,900



Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,531
Acres	0.00
Year Built	1954
Type	Single Family
Sub-Type	Duplex Up And Down
Style	Bungalow
Status	Active

### Community Information

Address	11320 102 Street
Area	Edmonton
Subdivision	Spruce Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 2E4

### Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home
Parking Spaces	6
Parking	Double Garage Detached

### Interior

Appliances	Dryer, Freezer, Refrigerator, Stove-Gas, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Lot Description	49.9x150.0
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 16th, 2025
Days on Market	9
Zoning	Zone 08

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 May 25th, 2025 at 3:32am MDT