Courtesy Of Paras Bhardwaj Of Exp Realty

$250,000 - 11539 101 Street, Edmonton

MLS® #E4460217

$250,000
2 Bedroom, 1.00 Bathroom, 739 sqft
Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

Calling all investors, first-time buyers, and creative renovators! This charming 740 sq ft bungalow is packed with potential and ideally located in the heart of Edmonton. Step inside to discover hardwood floors and bright white walls flowing through a spacious living and dining room, perfect for relaxing or entertaining. The kitchen features warm wood cabinets that extend to the ceiling, ceramic tile floors, and plenty of storage. The cozy primary bedroom offers natural light and ample closet space, while a second bedroom and 4-piece bathroom complete the main floor. The unfinished basement includes laundry and a bathroom setup, ready for your personal touch. Outside, enjoy a large front and backyard that is perfect for kids, pets, or summer gatherings, with fenced privacy and back lane access. All this within minutes of NAIT, Royal Alexandra Hospital, Kingsway Mall, shopping, public transportation, and downtown city views. A rare opportunity to create, invest, or settle in this beautiful home!

Built in 1942

Essential Information

MLS® #	E4460217
Price	$250,000
Bedrooms	2

Bathrooms	1.00
Full Baths	1
Square Footage	739
Acres	0.00
Year Built	1942
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	11539 101 Street
Area	Edmonton
Subdivision	Spruce Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 2B2

Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking	Single Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Downtown
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	St. Basil Elementary
Middle	Westmount Junior High Scho
High	Inner City High School

Additional Information

Date Listed	October 1st, 2025
Days on Market	18
Zoning	Zone 08

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORSÂ® 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 (REALTORÂ®, REALTORSÂ®) and/or the quality of services they provide (MLSÂ®, Multiple Listing ServiceÂ®)

Listing information last updated on October 19th, 2025 at 12:47am MDT