

## \$349,500 - 11164 97 Street, Edmonton

MLS® #E4426369

**\$349,500**

3 Bedroom, 1.50 Bathroom, 1,664 sqft

Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

LIVE WHERE THE ACTION IS! You can literally WALK DOWNTOWN. Enjoy such a beautiful tree-lined location close to Kingsway Garden Mall, the Italian centre & shops galore. Perfect spot to land for a professional couple/family. Updated with newer appliances and finishings. This large CORNER LOT boasts a 1664 SF three bedroom 2 storey home with a large west facing fully fenced yard. A perfect home for large gatherings. Recent upgrades include a newer sewer line, 100 amp service, newer wiring, and PEX plumbing and stack ensures this home is fully equipped for modern living. Inside, you'll find a thoughtful layout with three bedrooms in total â€” two on the main level and a third bedroom upstairs with a convenient half bath and walk-in closet. The main bath boasts a character clawfoot tub, adding a touch of vintage charm. Updated kitchen and vinyl plank flooring with Stainless Steel appliances. Natural light floods into the house. Perfect for a home office with sun streaming in all day. Great home for your spirit!

Built in 1929

### Essential Information

MLS® # E4426369

Price \$349,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,664                  |
| Acres          | 0.00                   |
| Year Built     | 1929                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11164 97 Street |
| Area        | Edmonton        |
| Subdivision | Spruce Avenue   |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 1X1         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Back Lane, Corner Lot, Fenced, Landscaped, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 19th, 2025 |
| Days on Market | 32               |
| Zoning         | Zone 08          |

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