

## **\$275,000 - #8 11718 97 Street, Edmonton**

MLS® #E4436100

**\$275,000**

3 Bedroom, 1.50 Bathroom, 1,728 sqft

Condo / Townhouse on 0.00 Acres

Spruce Avenue, Edmonton, AB

Quick possession available! Great starter home or investment property conveniently located close to NAIT, Grant MacEwan, Kingsway Mall, Hospital and downtown! This unit has some upgrades over the years including shingles, furnace(2019), hot water tank(2019) and most recently newly installed carpet and a new stove! This home has loads of natural sunlight and the main floor features a lovely kitchen which is open to the dining area and balcony as well as a spacious living room and 2-pc bathroom/laundry room. Upstairs, there are 3 bedrooms, with the primary bedroom having bay windows and a walk in closet! Natural light shines through the skylight in the 4-pc bathroom. Downstairs, there is a large space for a family room, gym or storage plus access to the attached garage. There is also access to the backyard from the basement via the walkout. A great home in a convenient location!



Built in 1994

### **Essential Information**

MLS® #	E4436100
Price	\$275,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1

Half Baths	1
Square Footage	1,728
Acres	0.00
Year Built	1994
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	3 Storey
Status	Active

### Community Information

Address	#8 11718 97 Street
Area	Edmonton
Subdivision	Spruce Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1Y2

### Amenities

Amenities	Parking-Visitor, Skylight, Walkout Basement
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	See Remarks, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 12th, 2025
Days on Market	3
Zoning	Zone 08
Condo Fee	\$220



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 15th, 2025 at 4:32am MDT