

\$96,900 - 102 11324 97 Street, Edmonton

MLS® #E4434164

\$96,900

2 Bedroom, 1.00 Bathroom, 764 sqft

Condo / Townhouse on 0.00 Acres

Spruce Avenue, Edmonton, AB

Great opportunity for an investment or first-time buyer! This TWO bedroom, ONE bathroom apartment-style condo in Spruce Avenue offers comfort, functionality, and a fantastic location. Whether you're living in it or adding it to your rental portfolio, this condo is a space to be proud of. Located in a quiet, clean, and well-managed 17-unit building that's centrally situated—close to downtown, NAIT, MacEwan, Victoria School for the Arts, Royal Alex Hospital, major transportation routes, and transit.

Built in 1981

Essential Information

MLS® #	E4434164
Price	\$96,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	764
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information



Address	102 11324 97 Street
Area	Edmonton
Subdivision	Spruce Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1X4

Amenities

Amenities	Parking-Extra, Patio, Security Door, See Remarks
Parking	Stall

Interior

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

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

Additional Information

Date Listed	May 2nd, 2025
Days on Market	23
Zoning	Zone 08
Condo Fee	\$555

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