

## **\$449,000 - 11438 97 Street, Edmonton**

MLS® #E4444492

**\$449,000**

3 Bedroom, 3.50 Bathroom, 1,755 sqft  
Condo / Townhouse on 0.00 Acres

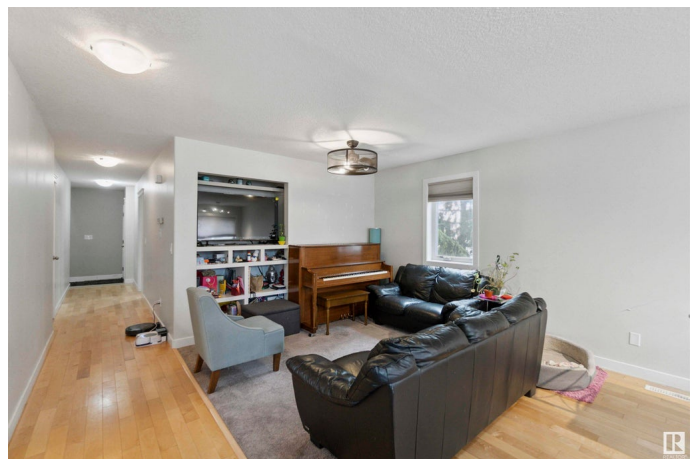
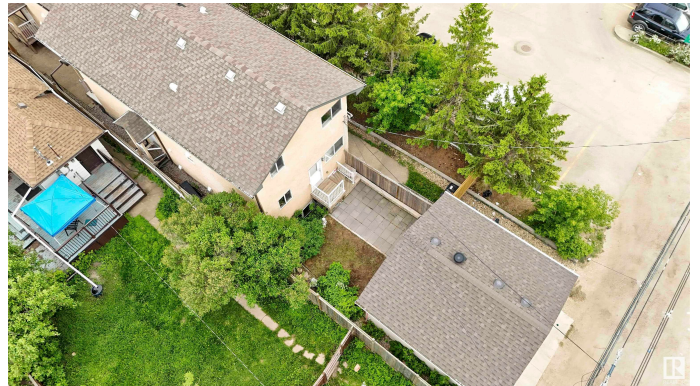
Spruce Avenue, Edmonton, AB

ATTENTION INVESTORS! Welcome to this wonderful 2 storey half duplex home. Located in the neighborhood of Spruce Avenue close to all amenities, Commonwealth Stadium, Royal Alex & Glenrose Hospital, NAIT, Kingsway Mall, City Center Airport, & MORE! You're also minutes from City Center, Chinatown & Little Italy! This home offers 3 bedrooms, family room, 3.5 baths, option for legal secondary suite in the basement with side door entry. The main floor has a great layout with 1 bedroom plus ensuite, generous sized living room, kitchen w/ granite island & SS Appliances, 2 piece bath, & hardwood flooring throughout. The upstairs offers 2 bedrooms, family room, 3 piece bath, & 4 piece ensuite bathroom in the primary bedroom. The basement is drywalled and has rough in plumbing for you to complete or legal basement suite or leisure area. Bonus new Napolian furnace & Ac Included. Park in the double garage and enjoy the fenced in backyard. This is a perfect investment opportunity to live in or rent out.

Built in 2012

### **Essential Information**

MLS® #	E4444492
Price	\$449,000



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,755
Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	11438 97 Street
Area	Edmonton
Subdivision	Spruce Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1X5

### Amenities

Amenities	Carbon Monoxide Detectors
Parking	Double Garage Detached

### Interior

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

### Exterior

Exterior	Wood, Stucco
Exterior Features	Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 26th, 2025
Days on Market	33
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 July 29th, 2025 at 9:02pm MDT