

## \$92,000 - 104 11324 97 Street, Edmonton

MLS® #E4444482

**\$92,000**

2 Bedroom, 1.00 Bathroom, 776 sqft

Condo / Townhouse on 0.00 Acres

Spruce Avenue, Edmonton, AB

Well-Maintained Condo in Desirable Spruce Avenue! This bright and spacious unit features a perfect layout with TWO LARGE bedrooms and TONS of storage, including oversized closets plus a walk-in storage room. Enjoy the modern kitchen with an additional island, newer flooring throughout, and large windows that flood the space with natural light. Relax on your private balcony in a quiet, well-kept building. Located just minutes from Downtown, NAIT, MacEwan University, and major transit routes, this is an ideal spot for students, professionals, or anyone looking for convenience and comfort. A beautiful space you'll be proud to call home!

Built in 1981

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4444482          |
| Price          | \$92,000          |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 776               |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |



|        |                        |
|--------|------------------------|
| Style  | Single Level Apartment |
| Status | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 104 11324 97 Street |
| Area        | Edmonton            |
| Subdivision | Spruce Avenue       |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5G 1X4             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Deck, Intercom, No Animal Home, No Smoking Home |
| Parking Spaces | 1  |
| Parking        | Stall  |

### Interior

|              |   |
|--------------|---|
| Appliances   | Oven-Microwave, Refrigerator, Stove-Electric, Curtains and Blinds |
| 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, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 11              |
| Zoning         | Zone 08         |
| Condo Fee      | \$563           |

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Listing information last updated on July 6th, 2025 at 9:47pm MDT