

# \$349,000 - 11222 101 Street, Edmonton

MLS® #E4420260

**\$349,000**

2 Bedroom, 1.00 Bathroom, 789 sqft

Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

Investors and builders! 50x150 lot in downtown! Walking distance to Royal Alex and Nait! This neighborhood is getting transformed! Grab the opportunity to be a part of it! This lot is suitable for a 4plex 8 unit building. All the vacant lots are being turned into 4plexes as well. The utilities of the home have been disconnected and the house is ready for tear down!

Built in 1941

## Essential Information

MLS® #	E4420260
Price	\$349,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	789
Acres	0.00
Year Built	1941
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

## Community Information

Address	11222 101 Street
Area	Edmonton



Subdivision	Spruce Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 2A5

### **Amenities**

Amenities	On Street Parking
Parking	Double Garage Detached

### **Interior**

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, See Remarks

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	View Downtown
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 4th, 2025
Days on Market	60
Zoning	Zone 08

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Listing information last updated on April 5th, 2025 at 12:17pm MDT