

Courtesy Of Calvin R Hexter Of Exp Realty

## **\$425,900 - 11436 97 Street, Edmonton**

MLS® #E4420428

### **\$425,900**

6 Bedroom, 5.00 Bathroom, 1,746 sqft  
Condo / Townhouse on 0.00 Acres

Spruce Avenue, Edmonton, AB

Welcome to this UNIQUE find! This 2-storey FULLY FURNISHED half duplex hosts 3 UNITS TOTAL! 2 FULL kitchens & 1 kitchenette with furnishings available upon negotiation! Main floor hosts a LIVING AREA that flows seamlessly to the 1st KITCHEN which has AMPLE, CLASSIC CABINETRY, STAINLESS STEEL APPLIANCES, & TRENDY BACKSPLASH! PRIMARY BDRM has a BEAUTIFUL WALK-IN CLOSET & 4PC ENSUITE, there's a 2nd BDRM, 3PC BATH, & STACKABLE LAUNDRY completing the main floor! Upstairs hosts the KITCHENETTE, DINING & FAMILY ROOMS, ANOTHER PRIMARY w/WALK-IN-CLOSET & 4PC ENSUITE, & LAUNDRY! Make your way to the BASEMENT to find the IN-LAW SUITE which hosts a DINING AREA, KITCHEN, REC RM, UTILITY RM, 2 BDRMS, STORAGE SPACE, & a 4PC BATH! Location is GREAT as you're 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! Don't miss your chance to view this distinctive GEM!



Built in 2012

### **Essential Information**

MLS® # E4420428

Price	\$425,900
Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	1,746
Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	11436 97 Street
Area	Edmonton
Subdivision	Spruce Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1X5

### Amenities

Amenities	See Remarks
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Washer, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            February 5th, 2025

Days on Market      63

Zoning                 Zone 08

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