

\$324,000 - 11164 97 Street, Edmonton

MLS® #E4426369

\$324,000

3 Bedroom, 1.50 Bathroom, 1,664 sqft

Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

LIVE WHERE THE ACTION IS! You can literally WALK DOWNTOWN. Enjoy such a beautiful tree-lined location close to Kingsway Garden Mall, the Italian centre & shops galore. Perfect spot to land for a professional couple/family. Updated with newer appliances and finishings. This large CORNER LOT boasts a 1664 SF three bedroom 2 storey home with a large west facing fully fenced yard. A perfect home for large gatherings. Recent upgrades include a newer sewer line, 100 amp service, newer wiring, and PEX plumbing and stack ensures this home is fully equipped for modern living. Inside, you'll find a thoughtful layout with three bedrooms in total â€” two on the main level and a third bedroom upstairs with a convenient half bath and walk-in closet. The main bath boasts a character clawfoot tub. Updated kitchen and vinyl plank flooring with Stainless Steel appliances. Natural light floods into the house. Perfect for a home office with sun streaming in all day. Great home for your spirit! Lot size is 33 X 150.

Built in 1929

Essential Information

MLS® # E4426369

Price \$324,000



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,664 |
| Acres | 0.00 |
| Year Built | 1929 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 11164 97 Street |
| Area | Edmonton |
| Subdivision | Spruce Avenue |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5G 1X1 |

Amenities

| | |
|-----------|------------------------|
| Amenities | See Remarks |
| Parking | Single Garage Detached |

Interior

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

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco |
| Exterior Features | Back Lane, Corner Lot, Fenced, Landscaped, Public Transportation, Shopping Nearby |
| Roof | Asphalt Shingles |

| | |
|--------------|--------------------|
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 19th, 2025 |
| Days on Market | 120 |
| Zoning | Zone 08 |

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Listing information last updated on July 17th, 2025 at 3:32am MDT