

# \$375,000 - 11222 104 Street, Edmonton

MLS® #E4442788

**\$375,000**

2 Bedroom, 2.00 Bathroom, 1,080 sqft  
Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

Tucked away on a peaceful street,?Near restaurants for tasty treats.?Just blocks from the mall and hospital too,?With the LRT closeâ€”itâ€™s all waiting for you! Once two beds up, now one big delight,?Plus a basement room tucked out of sight.?Fully finished with suite potential,?Gas stove and countersâ€”quite essential! A rain shower waits in the lower bath,?While the main floor shines with hardwood path.?The kitchenâ€™s a stunnerâ€”so fresh and clean,?With storage and style like you've never seen. Out back, an extension steals the show,?With a gas fireplace and sunlit glow.?And when you need space, donâ€™t be a grouchâ€”?Thereâ€™s even a clubhouse to ditch the whole house! Mechanicals? Upgraded, top of the lineâ€”?Cool in the summer, warm when you dine.?A garage that's long, for cars or a craft,?And a shed out back for garden graft. This homeâ€™s got charm and plenty of spark,?Come take a tourâ€”make your mark!

Built in 1948

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4442788  |
| Price     | \$375,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,080                  |
| Acres          | 0.00                   |
| Year Built     | 1948                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11222 104 Street |
| Area        | Edmonton         |
| Subdivision | Spruce Avenue    |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5G 2K5          |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | On Street Parking, Air Conditioner |
| Parking Spaces | 4                                  |
| Parking        | Double Garage Detached             |

### Interior

|              |                                                                                                            |
|--------------|------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, Stove-Gas |
| Heating      | Forced Air-1, Natural Gas                                                                                  |
| Fireplace    | Yes                                                                                                        |
| Fireplaces   | Mantel, Tile Surround, Wall Mount                                                                          |
| Stories      | 2                                                                                                          |
| Has Basement | Yes                                                                                                        |
| Basement     | Full, Finished                                                                                             |

### Exterior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                        |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                   |
| Construction      | Wood, Vinyl                                                                                                                        |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 17th, 2025  
Days on Market                55  
Zoning                              Zone 08

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