

Courtesy Of Megan Knight and James J Knull Of Exp Realty

\$96,900 - 102 11324 97 Street, Edmonton

MLS® #E4434164

\$96,900

2 Bedroom, 1.00 Bathroom, 764 sqft

Condo / Townhouse on 0.00 Acres

Spruce Avenue, Edmonton, AB

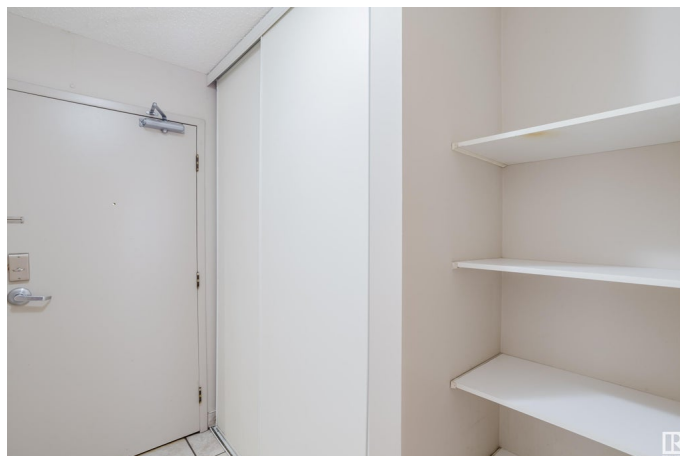
Great opportunity for an investment or first-time buyer! This TWO bedroom, ONE bathroom apartment-style condo in Spruce Avenue offers comfort, functionality, and a fantastic location. Whether you're living in it or adding it to your rental portfolio, this condo is a space to be proud of. Located in a quiet, clean, and well-managed 17-unit building that's centrally situated—close to downtown, NAIT, MacEwan, Victoria School for the Arts, Royal Alex Hospital, major transportation routes, and transit.

Built in 1981

Essential Information

| | |
|----------------|------------------------|
| MLS® # | E4434164 |
| Price | \$96,900 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 764 |
| Acres | 0.00 |
| Year Built | 1981 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information



| | |
|-------------|---------------------|
| Address | 102 11324 97 Street |
| Area | Edmonton |
| Subdivision | Spruce Avenue |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5G 1X4 |

Amenities

| | |
|-----------|--|
| Amenities | Parking-Extra, Patio, Security Door, See Remarks |
| Parking | Stall |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric |
| 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, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 2nd, 2025 |
| Days on Market | 6 |
| Zoning | Zone 08 |
| Condo Fee | \$555 |

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Listing information last updated on May 8th, 2025 at 1:02pm MDT