

## \$450,000 - 11519 102 Street, Edmonton

MLS® #E4435787

### \$450,000

3 Bedroom, 2.50 Bathroom, 1,420 sqft

Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

Welcome to this spacious and well-maintained bungalow in the heart of Spruce Avenue. The main floor features 3 comfortable bedrooms, a bright living room with an electric fireplace, an updated kitchen, a generous dining area, a 4-piece bathroom, and a convenient 2-piece bath with upstairs laundry. The fully finished basement offers added living space with a large recreation room, den, 3-piece bathroom, a second kitchen, and its own washer and dryer—perfect for extended family or extra convenience. Outside, enjoy the fully fenced yard and large double detached garage, offering ample parking and storage. Ideally located across from a school and just minutes from NAIT, LRT, shopping, and the Royal Alexandra Hospital. This centrally located home offers comfort, functionality, and space in a family-friendly, established neighbourhood. Perfect family home or an investment property!

Built in 1960

### Essential Information

MLS® #	E4435787
Price	\$450,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,420
Acres	0.00
Year Built	1960
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	11519 102 Street
Area	Edmonton
Subdivision	Spruce Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 2E8

### **Amenities**

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 10th, 2025
Days on Market	5
Zoning	Zone 08

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