

## \$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                69

Zoning                            Zone 08

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