

\$499,900 - 11445 101 St., Edmonton

MLS® #E4444837

\$499,900

4 Bedroom, 3.50 Bathroom, 1,304 sqft

Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

Attention first time home buyers with 5% GST rebate program and investors (4 total unit)!! welcome to Brand new 2024 built half of a DUPLEX WITH BASEMENT SUITE located in spruce avenue. this duplex built by one of Edmonton's elite infill builders. Above grade each features 3 bed & 2.5 bath. Basement is a 1 bed 1 bath Legal Suite. Walking distance to all the amenities, public transit, parks, swimming. Minutes to downtown including schools, Roger place , Royal Alexandra Hospital & Glenrose

Built in 2024

Essential Information

| | |
|----------------|-----------------------|
| MLS® # | E4444837 |
| Price | \$499,900 |
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,304 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Single Family |
| Sub-Type | Duplex Front and Back |
| Style | 2 Storey |
| Status | Active |



Community Information

| | |
|-------------|---------------|
| Address | 11445 101 St. |
| Area | Edmonton |
| Subdivision | Spruce Avenue |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5G 2A9 |

Amenities

| | |
|----------------|---------------------------------------|
| Amenities | Ceiling 9 ft., 9 ft. Basement Ceiling |
| Parking Spaces | 1 |
| Parking | Parking Pad Cement/Paved |

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Appliances | None |
| Heating | Forced Air-2, Natural Gas |
| Stories | 3 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 27th, 2025 |
| Days on Market | 4 |
| Zoning | Zone 08 |

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Listing information last updated on July 1st, 2025 at 9:02pm MDT