

\$92,000 - 104 11324 97 Street, Edmonton

MLS® #E4444482

\$92,000

2 Bedroom, 1.00 Bathroom, 776 sqft

Condo / Townhouse on 0.00 Acres

Spruce Avenue, Edmonton, AB

Well-Maintained Condo in Desirable Spruce Avenue! This bright and spacious unit features a perfect layout with TWO LARGE bedrooms and TONS of storage, including oversized closets plus a walk-in storage room. Enjoy the modern kitchen with an additional island, newer flooring throughout, and large windows that flood the space with natural light. Relax on your private balcony in a quiet, well-kept building. Located just minutes from Downtown, NAIT, MacEwan University, and major transit routes, this is an ideal spot for students, professionals, or anyone looking for convenience and comfort. A beautiful space you'll be proud to call home!

Built in 1981

Essential Information

MLS® #	E4444482
Price	\$92,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	776
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment



Style	Single Level Apartment
Status	Active

Community Information

Address	104 11324 97 Street
Area	Edmonton
Subdivision	Spruce Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1X4

Amenities

Amenities	On Street Parking, Deck, Intercom, No Animal Home, No Smoking Home
Parking Spaces	1
Parking	Stall

Interior

Appliances	Oven-Microwave, Refrigerator, Stove-Electric, Curtains and Blinds
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, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 26th, 2025
Days on Market	4
Zoning	Zone 08
Condo Fee	\$563

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Listing information last updated on June 30th, 2025 at 5:02am MDT