

## \$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 June 30th, 2025 at 11:17pm MDT