# \$96,900 - 302 11324 97 Street, Edmonton

MLS® #E4440938

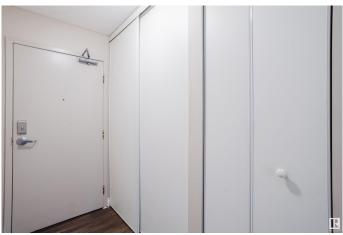
## \$96,900

2 Bedroom, 1.00 Bathroom, 780 sqft Condo / Townhouse on 0.00 Acres

Spruce Avenue, Edmonton, AB

Welcome to Unit 302 in the heart of Spruce Avenue! This TWO bedroom, ONE bathroom apartment-style condo is a great opportunity for first-time buyers or investors. Located in a quiet, clean, and well-managed 17-unit building, this unit offers a functional layout and comfortable living space. Centrally located and close to all amenitiesâ€"just minutes from downtown, NAIT, MacEwan University, Victoria School for the Arts, Royal Alexandra Hospital, major transit routes, and more. With its convenient location and practical design, this condo is a smart and affordable choice!







#### **Essential Information**

MLS® #	E4440938
Price	\$96,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	780
Acres	0.00
Year Built	1981
Туре	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active



## **Community Information**

Address	302 11324 97 Street	
Area	Edmonton	
Subdivision	Spruce Avenue	
City	Edmonton	
County	ALBERTA	
Province	AB	
Postal Code	T5G 1X4	

#### Amenities

Amenities	Deck, Security Door, See Remarks
Parking	Stall

## Interior

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric
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, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

# **Additional Information**

Date Listed	June 6th, 2025
Days on Market	26
Zoning	Zone 08
Condo Fee	\$575

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Listing information last updated on July 2nd, 2025 at 9:02pm MDT