

## \$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	7
Zoning	Zone 08
Condo Fee	\$563

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