

\$299,000 - 11206 104 Street, Edmonton

MLS® #E4455716

\$299,000

3 Bedroom, 2.00 Bathroom, 787 sqft

Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

Excellent quiet location just behind Glenrose Hospital and walking distance to Royal Alexandra. Also close to Kingsway Mall, LRT, NAIT etc. Perfect for an investor with the tenant already in place. Potential to build a duplex on this 44' x 160' lot!

Built in 1948

Essential Information

MLS® #	E4455716
Price	\$299,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	787
Acres	0.00
Year Built	1948
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	11206 104 Street
Area	Edmonton
Subdivision	Spruce Avenue
City	Edmonton



County	ALBERTA
Province	AB
Postal Code	T5G 2K5

Amenities

Amenities	Detectors Smoke
Parking	Single Garage Detached

Interior

Appliances	Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 2nd, 2025
Days on Market	43
Zoning	Zone 08

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Listing information last updated on October 15th, 2025 at 10:32am MDT