

Courtesy Of Megan Knight and James J Knoll Of Exp Realty

# \$84,900 - 303 11324 97 Street, Edmonton

MLS® #E4420414

**\$84,900**

1 Bedroom, 1.00 Bathroom, 585 sqft  
Condo / Townhouse on 0.00 Acres

Spruce Avenue, Edmonton, AB

Great opportunity for an investment or first time buyer. Lovely ONE bedroom and ONE bathroom apartment style condo in Spruce Avenue. Renovations completed in 2015 including new flooring throughout, paint, and an updated kitchen. With its contemporary look, this property will be a place you are proud to call your own. Quiet, clean, well managed 17 unit building that is centrally located, and offers amazing convenience as it is close to all amenities, downtown, NAIT, MacEwan, Victoria School for the Arts, Royal Alex hospital, major transportation routes and transit.

Built in 1981

## Essential Information

MLS® #	E4420414
Price	\$84,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	585
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment



Status Active

### Community Information

Address 303 11324 97 Street  
Area Edmonton  
Subdivision Spruce Avenue  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5G 1X1

### Amenities

Amenities Deck, Parking-Extra, Parking-Plug-Ins, Security Door  
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 Playground Nearby, Public Transportation, Schools, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### School Information

High Victoria School of Arts

### Additional Information

Date Listed February 5th, 2025  
Days on Market 37  
Zoning Zone 08  
Condo Fee \$423

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Listing information last updated on March 14th, 2025 at 7:32am MDT