

## \$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	2
Zoning	Zone 08

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Listing information last updated on June 29th, 2025 at 2:32pm MDT