

## \$299,000 - 11112 97st, Edmonton

MLS® #E4465941

**\$299,000**

2 Bedroom, 1.00 Bathroom, 890 sqft

Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

HUGE INVESMENT OPPORTUNITY FOR THOSE SAVVY BUYERS LOOKING TO START OR EXPAND THEIR REAL ESTATE PORTFOLIO!! VERY CONVENIENT LOCATION IN THE HIGH TRAFFIC AREA OF 97ST, PUTTING YOU JUST MINUTES FROM ALL AMENITIES EDMONTON HAS TO OFFER!

Built in 1925

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4465941               |
| Price          | \$299,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 890                    |
| Acres          | 0.00                   |
| Year Built     | 1925                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|         |            |
|---------|------------|
| Address | 11112 97st |
| Area    | Edmonton   |



|             |               |
|-------------|---------------|
| Subdivision | Spruce Avenue |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T5G 1W8       |

### Amenities

|           |                  |
|-----------|------------------|
| Amenities | See Remarks      |
| Parking   | 2 Outdoor Stalls |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | Full, Partially Finished  |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood               |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood               |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 16th, 2025 |
| Days on Market | 1                   |
| Zoning         | Zone 08             |

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Listing information last updated on November 17th, 2025 at 7:02am MST