

## **\$249,900 - #8 11718 97 Street, Edmonton**

MLS® #E4436100

**\$249,900**

3 Bedroom, 1.50 Bathroom, 1,728 sqft  
Condo / Townhouse on 0.00 Acres

Spruce Avenue, Edmonton, AB

Quick possession available! Great starter home or investment property conveniently located close to NAIT, Grant MacEwan, Kingsway Mall, Hospital and downtown! This unit has some upgrades over the years including shingles, furnace(2019), hot water tank(2019) and most recently newly installed carpet and a new stove! This home has loads of natural sunlight and the main floor features a lovely kitchen which is open to the dining area and balcony as well as a spacious living room and 2-pc bathroom/laundry room. Upstairs, there are 3 bedrooms, with the primary bedroom having bay windows and a walk in closet! Natural light shines through the skylight in the 4-pc bathroom. Downstairs, there is a large space for a family room, gym or storage plus access to the attached garage. There is also access to the backyard from the basement via the walkout. A great home in a convenient location!



Built in 1994

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4436100  |
| Price      | \$249,900 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |

|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,728             |
| Acres          | 0.00              |
| Year Built     | 1994              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | #8 11718 97 Street |
| Area        | Edmonton           |
| Subdivision | Spruce Avenue      |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5G 1Y2            |

### Amenities

|           |   |
|-----------|---|
| Amenities | Parking-Visitor, Skylight, Walkout Basement |
| Parking   | Single Garage Attached                      |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | See Remarks, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Fenced, Flat Site, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 40             |
| Zoning         | Zone 08        |
| Condo Fee      | \$220          |



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Listing information last updated on June 21st, 2025 at 2:47pm MDT