

# \$350,000 - 11210 97 Street Nw, Edmonton

MLS® #E4294484

## \$350,000

5 Bedroom, 2.00 Bathroom, 1,186 sqft  
Single Family on 0 Acres

Spruce Avenue, Edmonton, AB

**\$20,000 PRICE REDUCTION --CAN ANYONE SAY...LEGAL SUITE !!!!** If you are an investor or buyer who would like to get paid every month then this property is for you!!! Why not move into the main floor rent & out the basement. The main floor has 3 bedrooms & the basement suite has 2. Both feature living, dining, kitchen and bathroom. Minutes from Royal Alex Hospital, NAIT, Kingsway Garden Mall and the LRT this location is FABULOUS. This property has had extensive UPGRADES including: WINDOWS (2022), FURNACES - MAIN FLOOR 2015, BSMT 2006, FIBERGLASS SHINGLES 2010 (50 year FULL REPLACEMENT warranty), FENCE 2010. Basement suite renovated to the studs with new insulation, drywall, etc. Main Floor pays \$1515/mo & Basement Suite pays \$1225/, utilities included.

Built in 1961

## Essential Information

MLS® #	E4294484
Price	\$350,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,186
Acres	0.11



Year Built	1961
Type	Single Family
Sub-Type	Residential Detached Single Family
Style	Bungalow

### **Community Information**

Address	11210 97 Street Nw
Area	Edmonton
Subdivision	Spruce Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1X1

### **Amenities**

Features	Vinyl Windows
Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior	Carpet, Hardwood, Ceramic Tile
Interior Features	Garage Opener, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-1
Bedrooms on Main Level	Y
Has Basement	Yes
Basement	Full, Fully Finished, Remodelled Basement
# of Stories	2

### **Exterior**

Exterior	Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby, Golf Nearby
Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

### **Additional Information**

Zoning	RF3
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Listing information last updated on August 19th, 2022 at 8:31pm MDT