

\$419,900 - 11436 97 Street, Edmonton

MLS® #E4440159

\$419,900

6 Bedroom, 5.00 Bathroom, 1,746 sqft

Condo / Townhouse on 0.00 Acres

Spruce Avenue, Edmonton, AB

Welcome to this UNIQUE find! This 2-storey FULLY FURNISHED half duplex hosts 3 UNITS TOTAL! 2 FULL kitchens & 1 kitchenette with furnishings available upon negotiation! Main floor hosts a LIVING AREA that flows seamlessly to the 1st KITCHEN which has AMPLE, CLASSIC CABINETRY, STAINLESS STEEL APPLIANCES, & TRENDY BACKSPLASH! PRIMARY BDRM has a BEAUTIFUL WALK-IN CLOSET & 4PC ENSUITE, there's a 2nd BDRM, 3PC BATH, & STACKABLE LAUNDRY completing the main floor! Upstairs hosts the KITCHENETTE, DINING & FAMILY ROOMS, ANOTHER PRIMARY w/WALK-IN-CLOSET & 4PC ENSUITE, & LAUNDRY! Make your way to the BASEMENT to find the IN-LAW SUITE which hosts a DINING AREA, KITCHEN, REC RM, UTILITY RM, 2 BDRMS, STORAGE SPACE, & a 4PC BATH! Location is GREAT as you're close to all amenities, Commonwealth Stadium, Royal Alex & Glenrose Hospital, NAIT, Kingsway Mall, City Center Airport, & MORE! You're also minutes from City Center, Chinatown & Little Italy! Don't miss your chance to view this distinctive GEM!

Built in 2012

Essential Information

MLS® #

E4440159



Price	\$419,900
Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	1,746
Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	11436 97 Street
Area	Edmonton
Subdivision	Spruce Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1X5

Amenities

Amenities	See Remarks
Parking	Stall

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Washer, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed June 2nd, 2025

Days on Market 14

Zoning Zone 08

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 4:32pm MDT