

\$499,900 - 11615 102 Street, Edmonton

MLS® #E4441782

\$499,900

5 Bedroom, 3.50 Bathroom, 1,444 sqft
Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

Located on a quiet, tree-lined street directly across from a park and school fields, this spacious 5-bedroom raised bungalow offers outstanding rental potential. Situated on a large 7,344 sq ft (50' x 147') lot, it's just minutes from NAIT, Royal Alexandra Hospital, MacEwan University, Kingsway Mall, and downtown—ideal for attracting student or healthcare professional tenants. The main level features updated vinyl plank flooring, a bright west-facing living/dining area, a functional kitchen overlooking a fully fenced backyard, three bedrooms including a primary with 2-piece ensuite, and a 4-piece main bathroom. The fully finished basement includes a separate front entrance, large windows, a second kitchen, two additional bedrooms, and two 3-piece bathrooms—making it perfectly set up for a legal or in-law suite (buyer to verify city requirements). Key infrastructure upgrades include TWO furnaces and TWO electrical panels, offering true suite separation and flexibility.

Built in 1977

Essential Information

MLS® #	E4441782
Price	\$499,900



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,444
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	11615 102 Street
Area	Edmonton
Subdivision	Spruce Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 2E9

Amenities

Amenities	Detectors Smoke
Parking	Double Garage Detached, Over Sized, Rear Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed June 10th, 2025

Days on Market 18

Zoning Zone 08

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