

Courtesy Of Katherine Miron Of RE/MAX Excellence

# \$92,000 - 104 11324 97 Street, Edmonton

MLS® #E4444482

**\$92,000**

2 Bedroom, 1.00 Bathroom, 776 sqft

Condo / Townhouse on 0.00 Acres

Spruce Avenue, Edmonton, AB

Well-Maintained Condo in Desirable Spruce Avenue! This bright and spacious unit features a perfect layout with TWO LARGE bedrooms and TONS of storage, including oversized closets plus a walk-in storage room. Enjoy the modern kitchen with an additional island, newer flooring throughout, and large windows that flood the space with natural light. Relax on your private balcony in a quiet, well-kept building. Located just minutes from Downtown, NAIT, MacEwan University, and major transit routes, this is an ideal spot for students, professionals, or anyone looking for convenience and comfort. A beautiful space you'll be proud to call home!

Built in 1981

## Essential Information

MLS® #	E4444482
Price	\$92,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	776
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment



Style Single Level Apartment  
Status Active

### Community Information

Address 104 11324 97 Street  
Area Edmonton  
Subdivision Spruce Avenue  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5G 1X4

### Amenities

Amenities On Street Parking, Deck, Intercom, No Animal Home, No Smoking Home  
Parking Spaces 1  
Parking Stall

### Interior

Appliances Oven-Microwave, Refrigerator, Stove-Electric, Curtains and Blinds  
Heating Hot Water, Natural Gas  
# of Stories 4  
Stories 1  
Has Basement Yes  
Basement None, No Basement

### Exterior

Exterior Wood, Vinyl  
Exterior Features Back Lane, Landscaped, Public Transportation, Schools, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed June 26th, 2025  
Days on Market 39  
Zoning Zone 08  
Condo Fee \$563

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Listing information last updated on August 4th, 2025 at 9:02pm MDT