

**\$499,900 - 11445 101 St, Edmonton**

MLS® #E4444828

**\$499,900**

4 Bedroom, 3.50 Bathroom, 1,304 sqft  
Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

Attention first time home buyers with 5% GST rebate program and investors (4 total unit)!! welcome to Brand new 2024 built half of a DUPLEX WITH BASEMENT SUITE located in spruce avenue. this duplex built by one of Edmonton's elite infill builders. Above grade each features 3 bed & 2.5 bath. Basement is a 1 bed 1 bath Legal Suite. Walking distance to all the amenities, public transit, parks, swimming. Minutes to downtown including schools, Roger place , Royal Alexandra Hospital & Glenrose .

Built in 2024

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | E4444828      |
| Price          | \$499,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,304         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |



## Community Information

|             |               |
|-------------|---------------|
| Address     | 11445 101 St  |
| Area        | Edmonton      |
| Subdivision | Spruce Avenue |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T5G 2A9       |

## Amenities

|           |                                                                 |
|-----------|-----------------------------------------------------------------|
| Amenities | Ceiling 9 ft., No Animal Home, No Smoking Home, Infill Property |
| Parking   | Parking Pad Cement/Paved                                        |

## Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-2, Natural Gas |
| Stories           | 3                         |
| Has Suite         | Yes                       |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior          | Wood, Vinyl                |
| Exterior Features | View Downtown, See Remarks |
| Roof              | Asphalt Shingles           |
| Construction      | Wood, Vinyl                |
| Foundation        | Concrete Perimeter         |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 38              |
| Zoning         | Zone 08         |

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Listing information last updated on August 4th, 2025 at 3:02pm MDT