



11522 101 Street Edmonton AB

\$439,000

Tastefully refinished raised bungalow with a legal suite & separate address (BSMT 11522, rent \$1350), located on an oversized RF3 lot in a prime location south of NAIT, near the Ice District & MacEwan University. This 5-bedroom, 2-bathroom home in Spruce Avenue offers a blend of historic charm & modern updates. Hardwood floors, a mix of original wood & engineered oak, span all levels. Ugrades include all new Durabuilt windows (2023), doors, and a fully insulated & drywalled basement for enhanced efficiency. Natural light floods the home, highlighting new fixtures and illuminating the granite & Corian countertops in the kitchens. The kitchens also feature all new appliances (2023/24) and updated sinks. The main bath boasts full granite tiling, new pedestal sinks, & luxury vinyl flooring on both levels. Fresh priming & painting emphasize the character of coved ceilings, wood casings, & glass pane doors. Professionally engineered foundation renewal and new sewer line add long-term security & peace of mind.

Listing Presented By:



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