

## \$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                6  
Zoning                              Zone 08

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