

## **\$239,900 - 11219 101 Street, Edmonton**

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MLS® #E4446099

**\$239,900**

2 Bedroom, 2.00 Bathroom, 879 sqft

Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

ATTENTION INVESTORS! This charming bungalow features newly installed vinyl plank flooring in the kitchen, dining, and living rooms, paired with soft, plush carpeting in the two upstairs bedrooms and hallway, all freshly painted. The master bedroom is fitted with a ceiling fan, while the bathroom showcases updated stone tile flooring. Two linen closets are conveniently situated in the main hallway. The spacious kitchen boasts white cabinets and includes a built-in dishwasher. An elegant curved archway connects the kitchen to the dining and living areas, accentuated by a decorative fireplace. The entrance to the lower level and the downstairs bathroom are adorned with intricately crafted tri-color pine wood doors. The basement is equipped with a complete kitchen featuring a refrigerator, stove, microwave, and dining space. The renovated basement bathroom offers a neutral palette, stylish clay plaster walls, and a stunning custom-designed pebble and rock shower.



Built in 1941

### **Essential Information**

MLS® #	E4446099
Price	\$239,900
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	879
Acres	0.00
Year Built	1941
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11219 101 Street
Area	Edmonton
Subdivision	Spruce Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 2A4

### Amenities

Amenities	See Remarks
Parking	No Garage

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer - Energy Star
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Block

### Additional Information

Date Listed July 5th, 2025

Days on Market 1

Zoning Zone 08

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