

## \$425,900 - 11436 97 Street, Edmonton

MLS® #E4420428

**\$425,900**

6 Bedroom, 5.00 Bathroom, 1,746 sqft

Condo / Townhouse on 0.00 Acres

Spruce Avenue, Edmonton, AB

Welcome to this UNIQUE find! This 2-storey FULLY FURNISHED half duplex hosts 3 UNITS TOTAL! 2 FULL kitchens & 1 kitchenette with furnishings available upon negotiation! Main floor hosts a LIVING AREA that flows seamlessly to the 1st KITCHEN which has AMPLE, CLASSIC CABINETRY, STAINLESS STEEL APPLIANCES, & TRENDY BACKSPLASH! PRIMARY BDRM has a BEAUTIFUL WALK-IN CLOSET & 4PC ENSUITE, there's a 2nd BDRM, 3PC BATH, & STACKABLE LAUNDRY completing the main floor! Upstairs hosts the KITCHENETTE, DINING & FAMILY ROOMS, ANOTHER PRIMARY w/WALK-IN-CLOSET & 4PC ENSUITE, & LAUNDRY! Make your way to the BASEMENT to find the IN-LAW SUITE which hosts a DINING AREA, KITCHEN, REC RM, UTILITY RM, 2 BDRMS, STORAGE SPACE, & a 4PC BATH! Location is GREAT as you're close to all amenities, Commonwealth Stadium, Royal Alex & Glenrose Hospital, NAIT, Kingsway Mall, City Center Airport, & MORE! You're also minutes from City Center, Chinatown & Little Italy! Don't miss your chance to view this distinctive GEM!

Built in 2012

### Essential Information

MLS® #

E4420428



|                |                   |
|----------------|-------------------|
| Price          | \$425,900         |
| Bedrooms       | 6                 |
| Bathrooms      | 5.00              |
| Full Baths     | 5                 |
| Square Footage | 1,746             |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11436 97 Street |
| Area        | Edmonton        |
| Subdivision | Spruce Avenue   |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 1X5         |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Stall       |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                           |
| Appliances        | Dishwasher-Built-In, Washer, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                  |
| Stories           | 3                                                                                                          |
| Has Basement      | Yes                                                                                                        |
| Basement          | Full, Finished                                                                                             |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Stucco                                               |
| Exterior Features | Back Lane, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                           |
| Construction      | Wood, Stucco                                               |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      February 5th, 2025

Days on Market                74

Zoning                            Zone 08

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Listing information last updated on April 20th, 2025 at 12:02am MDT