# \$96,900 - 302 11324 97 Street, Edmonton

MLS® #E4440938

# \$96,900

2 Bedroom, 1.00 Bathroom, 780 sqft Condo / Townhouse on 0.00 Acres

Spruce Avenue, Edmonton, AB

Welcome to Unit 302 in the heart of Spruce Avenue! This TWO bedroom, ONE bathroom apartment-style condo is a great opportunity for first-time buyers or investors. Located in a quiet, clean, and well-managed 17-unit building, this unit offers a functional layout and comfortable living space. Centrally located and close to all amenitiesâ€"just minutes from downtown, NAIT, MacEwan University, Victoria School for the Arts, Royal Alexandra Hospital, major transit routes, and more. With its convenient location and practical design, this condo is a smart and affordable choice!



#### **Essential Information**

MLS® # E4440938

Price \$96,900

Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 780

Acres 0.00

Year Built 1981

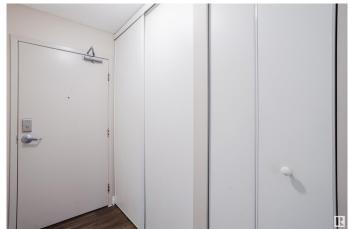
Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active







# **Community Information**

Address 302 11324 97 Street

Area Edmonton

Subdivision Spruce Avenue

City Edmonton
County ALBERTA

Province AB

Postal Code T5G 1X4

### **Amenities**

Amenities Deck, Security Door, See Remarks

Parking Stall

#### Interior

Appliances Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric

Heating Hot Water, Natural Gas

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

## **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### Additional Information

Date Listed June 6th, 2025

Days on Market 24

Zoning Zone 08

Condo Fee \$575

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