

\$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 amenities—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!

Built in 1981

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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Listing information last updated on June 30th, 2025 at 1:32pm MDT