

# \$208,800 - 11219 101 Street, Edmonton

MLS® #E4446099

**\$208,800**

2 Bedroom, 2.00 Bathroom, 879 sqft  
Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

ATTENTION INVESTORS! This charming bungalow features vinyl plank flooring in the kitchen, dining, and living rooms, paired with soft, plush carpeting in the two upstairs bedrooms and hallway. 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 basement is equipped with a complete kitchen featuring a refrigerator, stove, microwave, and dining space.



Built in 1941

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4446099      |
| Price          | \$208,800     |
| 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 | 30             |
| Zoning         | Zone 08        |

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