

\$485,000 - 11443 105 Street, Edmonton

MLS® #E4442250

\$485,000

4 Bedroom, 2.00 Bathroom, 1,061 sqft
Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

UNBEATABLE LOCATION!!! INCOME GENERATING! Welcome to your **COMPLETELY RENOVATED** 1061 sf bungalow w/**FULLY PERMITTED LEGAL SUITE!** This home is in great shape and ideally centered between NAIT, Kingsway Mall, & Royal Alex Hospital. The main level unoccupied and **MOVE-IN READY!** It features a spacious layout with grand windows overlooking a huge backyard, which flood light into the living room & modern kitchen. 2 big bedrooms & 1 full bath & laundry area complete the main floor. The lower level **LEGAL SUITE** is accessible from the **PRIVATE SEPARATE ENTRANCE**. There you'll find a comfy living area and updated **SECOND KITCHEN**, 2 MORE BEDROOMS, a den, full bath & convenient 2nd laundry set! There's ample parking with a single attached garage, long front drive & 4 MORE PARKING STALLS out back. Updates incl. roof, electrical, plumbing, sewer lines, appliances, sidewalks, new carpet, HE furnaces, & **ON-DEMAND HWT!** This home is perfectly set up for a large family or wise investor...or both!

Built in 1955

Essential Information

| | |
|--------|-----------|
| MLS® # | E4442250 |
| Price | \$485,000 |



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,061 |
| Acres | 0.00 |
| Year Built | 1955 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 11443 105 Street |
| Area | Edmonton |
| Subdivision | Spruce Avenue |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5G 2M9 |

Amenities

| | |
|-----------|--|
| Amenities | Off Street Parking, Detectors Smoke, Fire Pit, Hot Water Tankless, Low Flw/Dual Flush Toilet, No Smoking Home, Vinyl Windows |
| Parking | Single Garage Attached |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating | Forced Air-2, Natural Gas |
| Stories | 2 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco, Vinyl |
| Exterior Features | Back Lane, Fenced, Landscaped, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |

| | |
|--------------|---------------------|
| Construction | Wood, Stucco, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 13th, 2025 |
| Days on Market | 17 |
| Zoning | Zone 08 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 30th, 2025 at 8:47pm MDT