# \$404,800 - 10117 113 Avenue, Edmonton

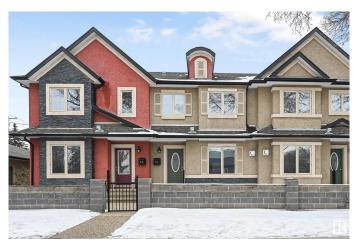
MLS® #E4427165

## \$404,800

3 Bedroom, 3.50 Bathroom, 1,302 sqft Condo / Townhouse on 0.00 Acres

Spruce Avenue, Edmonton, AB

DARE TO COMPARE! Investors or Professionals, this ONE has it all! You will appreciate over 1800 sqft of living space in this superior build. Reap the benefits of having 2 Kitchens, 2 Living Rms, 3 large BDRMS, 2 Laundry areas, 3.5 Baths and 3 Entrances! BRIGHT unit offers upgrades including Hardwood floors, Granite counters, Raised Maple Cabinets, Central A/C, Built in Vacuum, SS appliances, Acrylic Stucco, Stone Fencing and much more. You will appreciate the Open concept with a huge Living room with gas fireplace, upgraded kitchen, a generous Dinette area leading to your South facing Patio. Upstairs, there's not one but TWO Master suites, each with their very own Ensuites and Walk in Closets. The basement is completed with a rear entrance, Large Bdrm, full Bath, Living Rm, Laundry area & potential for 2nd FULL KITCHEN. NEW Hot Water Tank, Humidifier, Taps, Toilets and Furnace and Duct Work cleaned March 2025. FABULOUS LOCATION- Steps to Royal Alex. Hospital, Glenrose, NAIT, Shopping & so much more.







Built in 2011

#### **Essential Information**

MLS® # E4427165 Price \$404,800 Bedrooms 3

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,302

Acres 0.00

Year Built 2011

Type Condo / Townhouse

Sub-Type Townhouse

Style 2 Storey

Status Active

# **Community Information**

Address 10117 113 Avenue

Area Edmonton

Subdivision Spruce Avenue

City Edmonton
County ALBERTA

Province AB

Postal Code T5G 0M8

#### **Amenities**

Amenities On Street Parking, Air Conditioner, Closet Organizers, Deck, Front

Porch, Guest Suite, Parking-Extra, Infill Property

Parking Spaces 2

Parking Over Sized, Single Garage Detached

### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric,

Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel, Tile Surround

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance

Landscape, Playground Nearby, Public Transportation, Schools,

Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

#### **School Information**

Elementary St.Catherine, Norwood

Middle St.Catherine,Spruce Ave

High McNally, Victoria SOA

#### **Additional Information**

Date Listed March 24th, 2025

Days on Market 18

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 April 11th, 2025 at 7:17pm MDT