

Courtesy Of Deni Beauvais Of RE/MAX River City

## \$499,900 - 11239 105 Street, Edmonton

MLS® #E4425600

**\$499,900**

5 Bedroom, 3.50 Bathroom, 1,690 sqft  
Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

What happens when you blend vintage charm with superb potential? You get amazing character with modern style that also has a self contained suite!!! You will find this home unique at every angle starting in the living room that showcases the original stone fireplace to the wood beam ceilings that flow into the adjoining den. The kitchen has been modernized for today's chef with ample cabinets, granite countertops and stainless steel appliances. There is a dining area – perfect for a classic dinner party. The main level powder room (like everything else) has a trendy cool vibe! There's a total of 4 bedrooms (one on the main) – upstairs has the primary suite, 2 additional bedrooms and a full modern bath. Downstairs has a flex room with an additional full bath with everything including heated floors! The basement also has a self contained 1 bedroom suite with kitchen, living room and dining area and full bath. All this in a sought after location as well!

Built in 1948

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4425600  |
| Price     | \$499,900 |
| Bedrooms  | 5         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,690                  |
| Acres          | 0.00                   |
| Year Built     | 1948                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 11239 105 Street |
| Area        | Edmonton         |
| Subdivision | Spruce Avenue    |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5G 2M4          |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Deck, Hot Water Natural Gas, Vinyl Windows, Wood Windows |
| Parking Spaces | 5  |
| Parking        | Double Garage Detached, RV Parking                       |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Garage Opener, Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Hot Water, Natural Gas   |
| Fireplace         | Yes  |
| Fireplaces        | Mantel, Stone Facing   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Back Lane, Fenced, Flat Site, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|                 |                    |
|-----------------|--------------------|
| Lot Description | 44x160             |
| Roof            | Metal              |
| Construction    | Wood, Stucco       |
| Foundation      | Concrete Perimeter |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 22               |
| 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 4th, 2025 at 6:47am MDT