

\$174,900 - 11525 101 Street, Edmonton

MLS® #E4463703

\$174,900

0 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

Investor & Developer Alert! Exceptional redevelopment opportunity in the central community of Spruce Avenue! This 33 ft x 147 ft lot offers outstanding potential for infill or multi-unit development. With excellent redevelopment activity in the area and proximity to NAIT, Kingsway Mall, Royal Alexandra Hospital, LRT stations, and downtown Edmonton, this property is ideally located for future resale or income-generating investment. The deep lot offers flexibility for a duplex, semi-detached, or custom infill project. A double detached garage at the rear adds additional site value and utility during construction or for future tenants.



Essential Information

MLS® #	E4463703
Price	\$174,900
Bathrooms	1.00
Full Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Style	Bungalow
Status	Active

Community Information

Address 11525 101 Street
Area Edmonton
Subdivision Spruce Avenue
City Edmonton
County ALBERTA
Province AB
Postal Code T5G 2B2

Amenities

Parking Double Garage Detached, Re

Interior

Heating Water

Exterior

Exterior Features Back Lane, Fenced, Playgrou
Shopping Nearby

Additional Information

Date Listed October 27th, 2025

Days on Market 24

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 November 20th, 2025 at 8:17pm MST

