

## \$375,000 - 11412 101 Street, Edmonton

MLS® #E4439590

**\$375,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

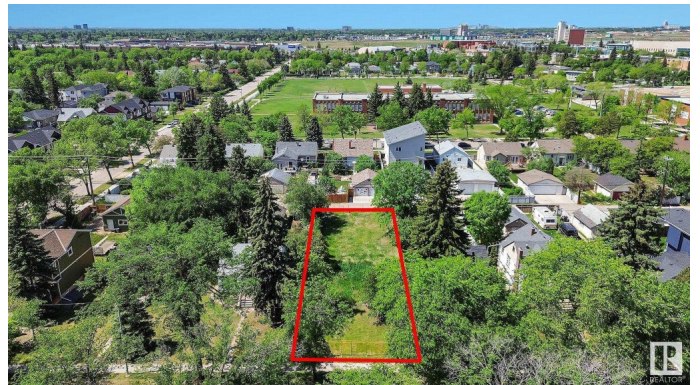
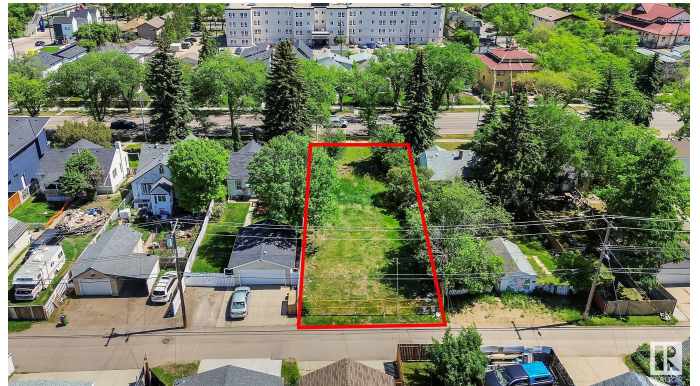
Vacant lot, 50x150 ready to build. The property immediately to the south, 11408 101st, is also available making a building site 100x150 ft. The seller has the architectural plans for an eight suite unit and a three car garage that can be built on on a single lot. If both properties are purchased together the development opportunities increases considerably. Short walk to Royal Alex and Norwood Hospitals.. NAIT and City Centre minutes away. 11408 101 st currently has tenant, \$1200/ month plus utilities. Tenant would like to stay on if possible.

### Essential Information

MLS® #	E4439590
Price	\$375,000
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	11412 101 Street
Area	Edmonton
Subdivision	Spruce Avenue
City	Edmonton



County	ALBERTA
Province	AB
Postal Code	T5G 2A8

**Exterior**

Exterior Features    Back Lane, Flat Site, Level Land, Paved Lane, Public Transportation, Schools, Shopping Nearby

**Additional Information**

Date Listed	May 30th, 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 16th, 2025 at 5:02pm MDT