

## **\$184,900 - 11525 101 Street, Edmonton**

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MLS® #E4463703

**\$184,900**

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      | \$184,900       |
| 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 8  
Zoning Zone 08

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Listing information last updated on November 3rd, 2025 at 9:17pm MST

