

# \$1,265,000 - 11348 97 Street, Edmonton

MLS® #E4448819

**\$1,265,000**

0 Bedroom, 0.00 Bathroom,  
Multi-Family Commercial on 0.00 Acres

Spruce Avenue, Edmonton, AB

A GREAT INVESTMENT! A WELL MAINTAINED 11 UNIT APARTMENT BUILDING CLOSE TO ROYAL ALEX HOSPITAL; DOWNTOWN & NAIT. The building has 5 bachelor & 6 one bedroom units. The bachelor units have accordian doors separating the bed area from the living area. The nice sized units have fridge ; stove; hood fan & storage. Main floor units have doors to the exterior and upper units have balconies. There are 11 energized parking stalls. SHINGLES & ROOF VENTS REPLACED IN 2025. Common washer/dryer.

Built in 1979

## Essential Information

|            |                         |
|------------|-------------------------|
| MLS® #     | E4448819                |
| Price      | \$1,265,000             |
| Bathrooms  | 0.00                    |
| Acres      | 0.00                    |
| Year Built | 1979                    |
| Type       | Multi-Family Commercial |
| Status     | Active                  |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11348 97 Street |
| Area        | Edmonton        |
| Subdivision | Spruce Avenue   |



|             |          |
|-------------|----------|
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T5G 1X4  |

### Exterior

|              |                                 |
|--------------|---------------------------------|
| Exterior     | Wood, Brick, Stucco, Wood Frame |
| Roof         | Asphalt Shingles                |
| Construction | Wood, Brick, Stucco, Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 34              |
| Zoning         | Zone 08         |

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Listing information last updated on August 21st, 2025 at 2:03pm MDT