

## **\$485,000 - 11443 105 Street, Edmonton**

MLS® #E4442250

**\$485,000**

4 Bedroom, 2.00 Bathroom, 1,061 sqft  
Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

**UNBEATABLE LOCATION!!! INCOME GENERATING!** Welcome to your **COMPLETELY RENOVATED** 1061 sf bungalow w/**FULLY PERMITTED LEGAL SUITE!** This home is in great shape and ideally centered between NAIT, Kingsway Mall, & Royal Alex Hospital. The main level unoccupied and **MOVE-IN READY!** It features a spacious layout with grand windows overlooking a huge backyard, which flood light into the living room & modern kitchen. 2 big bedrooms & 1 full bath & laundry area complete the main floor. The lower level **LEGAL SUITE** is accessible from the **PRIVATE SEPARATE ENTRANCE.** There you'll find a comfy living area and updated **SECOND KITCHEN, 2 MORE BEDROOMS,** a den, full bath & convenient 2nd laundry set! There's ample parking with a single attached garage, long front drive & **4 MORE PARKING STALLS** out back. Updates incl. roof, electrical, plumbing, sewer lines, appliances, sidewalks, new carpet, HE furnaces, & **ON-DEMAND HWT!** This home is perfectly set up for a large family or wise investor...or both!

Built in 1955

### **Essential Information**

MLS® #	E4442250
Price	\$485,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,061
Acres	0.00
Year Built	1955
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11443 105 Street
Area	Edmonton
Subdivision	Spruce Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 2M9

### Amenities

Amenities	Off Street Parking, Detectors Smoke, Fire Pit, Hot Water Tankless, Low Flw/Dual Flush Toilet, No Smoking Home, Vinyl Windows
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 13th, 2025
Days on Market	28
Zoning	Zone 08

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Listing information last updated on July 11th, 2025 at 5:32pm MDT