

\$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 accordion 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	8
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 July 26th, 2025 at 9:47am MDT