

# \$404,800 - 10117 113 Avenue, Edmonton

MLS® #E4427165

**\$404,800**

3 Bedroom, 3.5 Bathroom, 1,302 sqft  
Condo / Townhouse on 0.00 Acres

Spruce Avenue, Edmonton, AB

**DARE TO COMPARE!** Investors or Professionals, this ONE has it all! You will appreciate over 1800 sqft of living space in this superior build. Reap the benefits of having 2 Kitchens, 2 Living Rms, 3 large BDRMS, 2 Laundry areas, 3.5 Baths and 3 Entrances! **BRIGHT** unit offers upgrades including Hardwood floors, Granite counters, Raised Maple Cabinets, Central A/C, Built in Vacuum, SS appliances, Acrylic Stucco, Stone Fencing and much more. You will appreciate the Open concept with a huge Living room with gas fireplace, upgraded kitchen, a generous Dinette area leading to your South facing Patio. Upstairs, there's not one but TWO Master suites, each with their very own Ensuites and Walk in Closets. The basement is completed with a rear entrance, Large Bdrm, full Bath, Living Rm, Laundry area & potential for 2nd FULL KITCHEN. NEW Hot Water Tank, Humidifier, Taps, Toilets and Furnace and Duct Work cleaned March 2025. **FABULOUS LOCATION-** Steps to Royal Alex. Hospital, Glenrose, NAIT, Shopping & so much more.



Built in 2011

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4427165  |
| Price  | \$404,800 |

|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 3.50              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 1,302             |
| Acres          | 0.00              |
| Year Built     | 2011              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 10117 113 Avenue |
| Area        | Edmonton         |
| Subdivision | Spruce Avenue    |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5G 0M8          |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | On Street Parking, Air Conditioner, Closet Organizers, Deck, Front Porch, Guest Suite, Parking-Extra, Infill Property |
| Parking Spaces | 2   |
| Parking        | Over Sized, Single Garage Detached  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel, Tile Surround   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                         |
|------------|-------------------------|
| Elementary | St.Catherine,Norwood    |
| Middle     | St.Catherine,Spruce Ave |
| High       | McNally, Victoria SOA   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 24th, 2025 |
| Days on Market | 15               |
| Zoning         | Zone 08          |

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Listing information last updated on April 8th, 2025 at 5:32pm MDT