

# \$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	11
Zoning	Zone 08

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