

Courtesy Of Jeffrey Keasey Of Century 21 Masters

## **\$569,000 - 11331 103 Street, Edmonton**

MLS® #E4425526

**\$569,000**

3 Bedroom, 2.50 Bathroom, 1,765 sqft

Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

This brand-new custom-built home by DL Homes is a must-see! Located on a quiet, tree-lined street in Spruce Avenue, it's just steps away from NAIT, Royal Alex Hospital, Glenrose, Grant MacEwan, and Downtown. This high-quality, modern design features an open-concept layout with 3 spacious bedrooms, 2.5 baths, and a stunning kitchen perfect for entertaining, complete with a quartz island. The main floor boasts vinyl plank flooring, an accent wall, & a cozy electric fireplace. The kitchen showcases sleek grey cabinetry with silver handles, light fixtures, and beautiful quartz countertops. You'll love the functional mudroom with a built-in bench, offering plenty of storage. Upstairs, enjoy beautiful grey tile work in the bathrooms, with quartz countertops that add to the luxurious feel. The laundry room is thoughtfully designed with a convenient sink and ample space. Step outside to entertain on the generously sized deck or park in the double detached garage. \$5000 appliance package included, plus 10yr NHW.

Built in 2024

### **Essential Information**

MLS® # E4425526

Price \$569,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,765                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11331 103 Street |
| Area        | Edmonton         |
| Subdivision | Spruce Avenue    |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5G 2H8          |

### Amenities

|           |  |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Vinyl Windows, Infill Property |
| Parking   | Double Garage Detached   |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Wall Mount                |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Picnic Area, Playground Nearby, Public Swimming Pool, Public |

|              |   |
|--------------|---|
|              | Transportation, Schools, Shopping Nearby, View City |
| Roof         | Asphalt Shingles                                    |
| Construction | Wood, Vinyl   |
| Foundation   | Concrete Perimeter                                  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 48               |
| Zoning         | Zone 08          |

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Listing information last updated on April 30th, 2025 at 7:02am MDT