

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 22
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 April 4th, 2025 at 8:17am MDT