

## \$375,000 - 11240 101 Street, Edmonton

MLS® #E4449319

**\$375,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

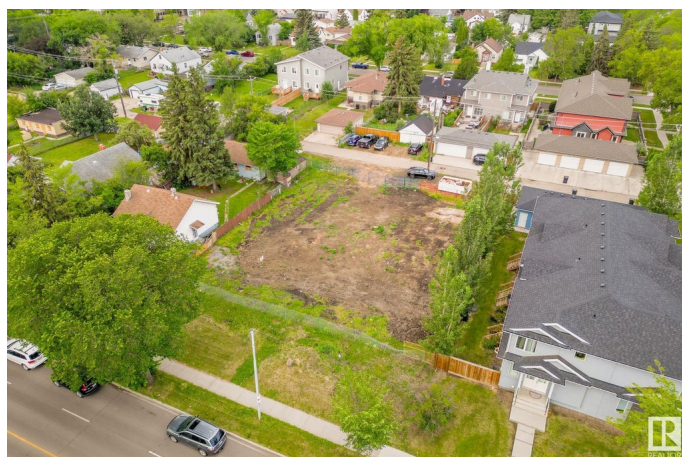
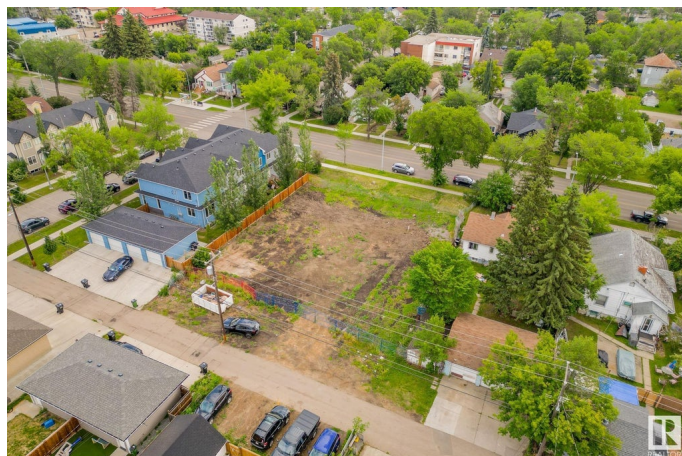
\*\*\*\*\* Large vacant LOT, 50 feet x 150 feet (15.2m x 45.7m).Â \*\* ExcellentÂ location.Â \*\* Education, healthcare & lifestyle are all a few minutes drive away.Â \*\* The adjacentÂ LOT (11244 101 St) is also for sale.Â \*\* 3-minute-drive to Royal Alexandra Hospital.Â \*\* 3-minute-drive to Gene Zwozdesky Centre at Norwood.Â \*\* 4-minute-drive to Kingsway Mall.Â \*\* 5-minute-drive to NAIT (Northern Alberta Institute of Technology).Â \*\* 7-minute-drive to MacEwan University.Â \*\* 7-minute-drive to Edmonton City Centre.Â \*\*\*\*\* The combined LOT, 100 feet x 150 feet, is a big and beautiful canvas for new creation!

### Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4449319        |
| Price     | \$375,000       |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Single Family   |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

### Community Information

|         |                  |
|---------|------------------|
| Address | 11240 101 Street |
| Area    | Edmonton         |



|             |               |
|-------------|---------------|
| Subdivision | Spruce Avenue |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T5G 2A5       |

## Exterior

Exterior Features    Level Land, See Remarks

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 12              |
| Zoning         | Zone 08         |

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Listing information last updated on August 5th, 2025 at 9:02am MDT