

Edmonton Alberta

$369,900

*** THE CHARM IS ORIGINAL. THE FOUNDATION ISN'T. *** Dear Buyer, do you love century-old character but wish someone else had paid for the EXPENSIVE STUFF? Welcome to SPRUCE AVENUE! This Craftsman-style bungalow has kept its personality while undergoing SERIOUS upgrades in the last decade+: Replacement Foundation, Triple-Pane Windows, Plumbing, Electrical, Roof, Siding, TWO Furnaces & More! MAIN: Beautiful herringbone vinyl plank floors, 2 bedrooms + 4pc bath with clawfoot tub! DOWN: 8.5' ceilings, 2 MORE bedrooms, 3pc bath, SECOND KITCHEN & separate entrance (NOT a legal secondary suite per City of Edmonton). That's FOUR bdrms, TWO kitchens, DOUBLE Laundry & plenty of flexibility! OUTSIDE: Approx. 33' x 150' lot with future redevelopment possibilities (subject to City approvals) Minutes to NAIT / Downtown / GrantMacU. THE PRICE? $369,900. Remarkable value for the HOME you get today...And intriguing possibilities for the LAND you own tomorrow. That's what we call a SMART investment...Welcome Home! (id:6769)

Bedroom 3 Measurements not available
Bedroom 4 Measurements not available
Second Kitchen Measurements not available
Living room Measurements not available
Dining room Measurements not available
Kitchen Measurements not available
Primary Bedroom Measurements not available
Bedroom 2 Measurements not available

Listing Presented By:



Originally Listed by:
MaxWell Challenge Realty

http://www.empowerrealestategroup.com/

RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association''s Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.