



Edmonton Alberta

\$485,000

~AMAZING REVENUE GENERATING INVESTMENT PROPERTY, PREVIOUSLY RENTED FOR \$3200 PER MONTH ~ LOCATED in SPRUCE AVENUE CLOSE TO: GLENROSE HOSPITAL, NAIT, ROYAL ALEC HOSPITAL, KINGSWAY MALL, LRT STATIONS, GENE ZWODESKY CENTRE, VICTORIA SCHOOL of the ARTS and more ~ OVERSIZED DOUBLE 24' x 24' GARAGE with gas hook-up ~ RV Parking with huge access gate ~ Huge rear driveway with parking for 4 cars ~ BBQ hut with gas line ~ Man Cave shed with electricity ~ Upgrades include: New Kitchen Cabinets and Countertops, New Appliances, New Ceramic/Marble style flooring in kitchen and dining room, New Paint, New Luxury Vinyl Plank flooring, Newer Windows, New Pot Lights, Ceilings, Doors and Casings, Newer siding, soffits and fascia, Surveillance system for full exterior and garage (Stand Alone no fee), Family room with free standing gas fireplace ~ Renovated basement with a kitchen (BRAND NEW APPLIANCES), bedroom, bathroom, living room, laundry, and storage ~ Massive 44' x 160' LOT, FULLY FENCED and LANDSCAPED ~ (id:6769)

Bedroom 3 2.92 m X 4.55 m

Recreation room 3.35 m X 3.21 m

Second Kitchen 3.19 m X 1.81 m

Laundry room 3.04 m X 3.12 m

Utility room 2.05 m X 1.29 m

Storage 2.01 m X 1.59 m

Living room 6.93 m X 3.54 m

Dining room 2.75 m X 3.78 m

Kitchen 2.53 m X 3.44 m

Family room 4.13 m X 4.71 m

Primary Bedroom 5.08 m X 3.1 m

Bedroom 2 3.11 m X 2.91 m

Listing Presented By:



Originally Listed by:
MaxWell Challenge Realty

<http://www.chetaylor.com/>



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