



## Edmonton Alberta

\$179,900

Here is an opportunity in the heart of Spruce Avenue. This character property has already been stripped to the studs, offering investors, builders, and visionaries a true blank canvas in one of central Edmonton's most strategically located communities. Whether your goal is to restore the home to its original charm or reimagine the space with a modern redevelopment, much of the interior demolition work has already been completed. The exterior retains newer elements like windows and vinyl siding, creating flexibility for those who appreciate the character of the existing structure while still wanting the freedom to design from the ground up. Set on a lot with a single garage, the property is ideally positioned near key amenities including the Royal Alexandra Hospital and NAIT, making this location especially attractive for future tenants, professionals, students, or healthcare workers. Quick access to downtown Edmonton, transit, schools, and major commuter routes further enhances the long-term upside. (id:6769)

Listing Presented By:



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Professional Realty Group



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