



Edmonton Alberta

\$375,000

WOW! RARE SPRUCE AVENUE OPPORTUNITY! INVESTORS o DEVELOPERS o FIRST-TIME BUYERS – DON'T MISS THIS ONE! Welcome to this charming 6-bedroom, 2-storey home on a 50' x 150' RF3 lot with over 2,200 sq. ft. of living space! The main floor features a spacious living room, 2 large bedrooms, updated windows, and an L-shaped kitchen with plenty of cabinets, island, and dishwasher. Upstairs offers 2 more bedrooms, a 2-piece bathroom, and an office/flex room. The fully separate basement suite includes a bedroom, living room, kitchen, 3-piece bathroom, egress windows, and washer/dryer combo – perfect for rental income or extended family. Outside you'll find a massive deck, large backyard, single detached garage, new rock landscaping, and plenty of parking with new crushed gravel. INCREDIBLE LOCATION! Steps to NAIT, Royal Alexandra Hospital, Glenrose, and Kingsway Mall, with easy access to downtown, transit, shopping, and major roadways. 50' x 150' RF3 LOT + 6 BEDROOMS + SEPARATE SUITE + 2,200+ SQ. FT (id:6769)

Bedroom 6 Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Bedroom 5 Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bedroom 4 Measurements not available

Listing Presented By:



Originally Listed by:
Exp Realty



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