



## Edmonton Alberta

\$219,800

The bungalow located in the SPRUCE AVENUE neighborhood. Ideal for the RE-DEVELOPMENT. Main floor features LIVING and DINING room. Two good sized bedrooms and 4 piece full bath. Basement partial finished with FAMILY room. East facing backyard with single detached garage/storage at the back. There are some upgrades done recently--NEWER SHINGLES, HWT, HE FURNACE, 100 AMP electrical... Walking distance to PUBLIC TRANSIT, SHOPPING. Close to SCHOOL, ROYAL ALEX HOSPITAL and all amenities. (id:6769)

Family room 3.69 m X 3.47 m

Living room 7.07 m X 2.99 m

Dining room 3.9 m X 1.86 m

Kitchen 2.87 m X 2.68 m

Primary Bedroom 3.26 m X 2.87 m

Bedroom 2 3.02 m X 2.93 m

Listing Presented By:



Originally Listed by:  
Century 21 Masters



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