



## Edmonton Alberta

\$434,990

Welcome to this well-maintained bungalow in the desirable community of Spruce Avenue! Offering 5 bedrooms, 2.5 bathrooms, and a fully finished basement with a separate side entrance, this home provides plenty of space for a variety of living arrangements. The main floor features an open-concept layout with a spacious kitchen complete with an island, ample cabinetry and counter space, tile flooring, and a bright living room with hardwood floors. The primary bedroom includes a walk-in closet and convenient 2-piece ensuite, while two additional bedrooms and a full bathroom complete the main level. The fully finished basement offers additional developed living space with two bedrooms, a 3-piece bathroom, laundry area, storage, and a kitchen area. Outside, enjoy the fully fenced backyard with a gazebo and double detached garage. Conveniently located near Downtown Edmonton, NAIT, MacEwan University, Royal Alexandra Hospital, schools, parks, shopping, and public transit. (id:6769)

Bedroom 4 3.08 m X 5.57 m

Bedroom 5 4.98 m X 3.16 m

Storage 4.29 m X 2.24 m

Utility room 1.78 m X 2.84 m

Second Kitchen 2.71 m X 2.9 m

Living room 4.72 m X 3.38 m

Dining room 2.1 m X 2.66 m

Kitchen 3.03 m X 3.16 m

Primary Bedroom 2.78 m X 3.5 m

Bedroom 2 3.8 m X 3.8 m

Bedroom 3 3.09 m X 3.18 m

Listing Presented By:



Originally Listed by:  
MaxWell Polaris



**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.