



## Edmonton Alberta

\$439,000

Tastefully refinished raised bungalow with a legal suite & separate address (BSMT 11522), located on an oversized RF3 lot in a prime location south of NAIT, near the Ice District & MacEwan University. This 5-bedroom, 2-bathroom home in Spruce Avenue offers a blend of historic charm and modern updates. Hardwood floors, a mix of original wood and engineered oak, span all levels. Upgrades include all new Durabuilt windows (2023), doors, and a fully insulated & drywalled basement for enhanced efficiency. Natural light floods the home, highlighting new fixtures and illuminating the granite and Corian countertops in the kitchens. The kitchens also feature all new appliances (2023/24) and updated sinks. The main bath boasts full granite tiling, new pedestal sinks, & luxury vinyl flooring on both levels. Fresh priming & painting emphasize the character of coved ceilings, wood casings, & glass pane doors. Professionally engineered foundation renewal and new sewer line add long-term security & peace of mind. (id:6769)

Family room Measurements not available

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Primary Bedroom Measurements not available

Listing Presented By:



Originally Listed by:  
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