

## Spruce Grove Alberta

\$75,000

Just under 1600 sq.ft of opportunity awaits in Mobile City Estates, Spruce Grove. Complete with three bedrooms, one bathroom and a spacious addition utilized as storage or a future hobby room this property is eager to welcome its new owners and ready for a refresh! The fully fenced corner lot offers enough space for pets or children to play, while the mature trees add character and privacy. In the back, a 12' x 16' shed comes with the property which is perfect to store all the tools and toys or become an extension of the home to be utilized as a workshop! The home offers an updated bathroom, newer furnace, a tin roof and an updated fridge and stove relieving some of the expenses to update the interior! Enjoy convenient access to local schools, grocery stores, retail shops and local transit just a short walk away! Bring this home back to its full potential with some TLC, and enjoy all Spruce Grove has to offer! (id:6769)

Living room 3.47 m X 9.06 m Dining room 4.12 m X 2.28 m Kitchen 2.74 m X 2.44 m

Primary Bedroom 5.91 m X 3.26 m Bedroom 2 4.08 m X 4.42 m Bedroom 3 3.11 m X 4.09 m Listing Presented By:



RE/MAX PREFERRED CHOICE

http://www.sarahkoeckhoven.com



**RE/MAX River City** 

Originally Listed by:

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.