



## Spruce Grove Alberta

\$122,500

This 2 bed/1.5-bath unit is not only an excellent investment opportunity with a long tenant in place, but also an affordable option for end-users seeking convenience and comfort with a prime location in proximity to schools, parks & a bustling convenience complex. Upon entry you are welcomed into the living room-the perfect space to relax and unwind. The eat-in kitchen, provides a functional and stylish space for dining and entertaining. Patio door access seamlessly connects the indoor and outdoor living areas creating a peaceful backdrop right at your doorstep as it backs onto a school park. Upstairs, 2 generously sized bedrooms provide ample space for rest and relaxation. A 4-piece bath will cater to all your needs. Ownership includes 1 energized parking stall right out the front door. Centrally located and easily accessible, this property combines the benefits of a quiet residential setting with the convenience of nearby amenities and services. Invest in your future today! (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
Coldwell Banker Haida Realty

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