



Edmonton Alberta

\$314,900

Discover a prime opportunity in the heart of Spruce Avenue with this charming 3-bedroom, 1.5-story home. Perfectly situated just minutes from NAIT, Kingsway Mall, and Royal Alexandra Hospital, the location alone makes the property stand out. Sitting on a generous 4,865 sq. ft. RF3-zoned lot, the options are endless- renovate, redevelop or design a brand-new infill to suit your vision. Recent upgrades include a top -of-the-line Trane Furnace (value \$8000) providing modern comfort and efficiency. While the basement provides excellent potential for a two-bedroom suite with bathroom and unfinished kitchen. Whether you're an investor seeking a redevelopment project or a homeowner looking to join a vibrant community, this property is bursting with potential. Don't miss your chance to invest in Spruce Avenue's future! This property is full of possibilities! (id:6769)

Bedroom 2 2.82 m X 3.23 m

Bedroom 5 Measurements not available

Living room 4.17 m X 6.71 m

Dining room 2.75 m X 3.05 m

Kitchen 3.73 m X 3.71 m

Primary Bedroom 3.38 m X 3.38 m

Bedroom 3 3.53 m X 3.58 m

Office 3.58 m X 3.48 m

Listing Presented By:



Originally Listed by:
McLeod Realty & Management LTD



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L 4P6

Phone: 780-995-SOLD (7653)
homes4u@corinneoneil.com

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.