



## 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



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