



Edmonton Alberta

\$279,900

FIRST TIME BUYERS & INVESTORS! Spruce Avenue Bungalow Offering 1678 sf of Developed Living Space with 3 + 2 Beds plus Den & 2 Full Baths. Many Updates over recent years Including Furnace (2020) H2O Tank (2019), Partial Fence (2018), Garage OH Door, Exterior & Interior Doors, Electrical; 100amp panel, Pot Lights, Switches & Receptacles, Drywall, Paint, Ceiling Texture, Kitchen Cabinets & Quartz Counters. The Main Floor Features a Good Sized Living Room & Dining Space w/ Electric Fireplace & Plenty of Windows, Two Large Bedrooms, 4pc Bath & Updated Kitchen. Off the Back is a Large Mudroom/Storage & Den/Small Bedroom. The Basement is Finished with 4pc Bath, Two More Bedrooms, Family Room & Rough-Ins for a 2nd Kitchen. Outside You Can Enjoy Your Front Porch & Fully Fenced Large Back Yard. Single Detached Garage & Additional Parking Stall Provide Ample Parking. Quick Access to Schools, NAIT, Royal Alex Hospital, Kingsway Mall, Yellowhead, Downtown and All Amenities. 33' x 150 Lot. Great Opportunity!! (id:6769)

Family room 10'10" x 7'11"

Bedroom 4 10'9" x 13'

Bedroom 5 10'9" x 12'7"

Utility room 7'5" x 12'7"

Living room 11'7" x 16'10"

Dining room 7'9" x 7'1"

Kitchen 8'3" x 12'2"

Den 13'8" x 7'5"

Primary Bedroom 11'6" x 12'2"

Bedroom 2 11'6" x 9'9"

Bedroom 3 9'6" x 7'5"

Listing Presented By:



Originally Listed by:
Century 21 Masters

<http://bradpipella.com/>

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