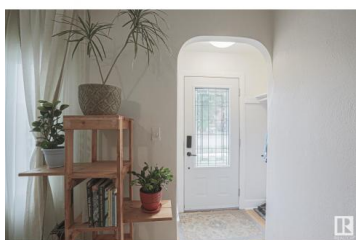
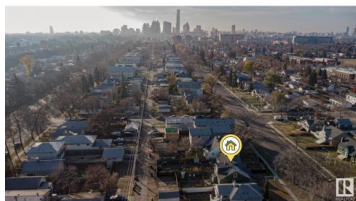




## Edmonton Alberta

Spruce Avenue

**\$365,500**



Discover this charming mid-century home, thoughtfully upgraded to preserve its character while enhancing functionality & future short or long-term rental potential. Located close to downtown & NAIT, this gem is a prime investment opportunity with the perfect blend of charm & convenience. The main floor evokes memories of quality family time - holiday dinners or quiet time by the fireplace, while the finished basement boasts a versatile 2nd kitchen, offering ideal options for multigenerational living or lucrative future rental options. 5 generous bedrooms allow your family to grow while still affording everyone their own space. Upgrades include a furnace, on-demand hot water, shingles, windows, kitchen, bathrooms & more! The 144' deep, private landscaped lot is an ideal spot for summer BBQ's or for the avid gardener. From the moment you enter, you'll feel the warmth, charm & timeless appeal. With nothing to do but move in, this home is a lifestyle choice that harmonizes your heart, mind & pocketbook. WOW! (id:6769)

### Maya C. Day

RE/MAX Elite

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