361 SPRUCE STREET, London East (East H)

Ontario, N5W4N9

499,900

For Sale / #X14123802



Bedroom(s): 3

Bathroom(s): 2

Lot Dimensions: 40.5 x 156.8 FT|under 1/2 acre

Description

Ideal for investors, students, or families, welcome to 361 Spruce Street, a beautifully updated 1 1/2 storey home set on a generous corner lot in a quiet East London neighbourhood close to Kiwanis Park, Fanshawe College, shopping, & everyday amenities.This home has been thoughtfully improved with comfort & long-term value in mind, offering the flexibility to rent out rooms or move your family in & enjoy, with the potential to offset your monthly costs through rental income. The main floor features a bright, open living space with hardwood flooring & an expanded layout completed in 2022. The kitchen was remodelled in 2023 with modern cabinetry, updated lighting, & tile flooring.Two well-sized bedrooms are located on the main floor, along with a refreshed bathroom featuring clean finishes & a rainfall shower. Upstairs, the primary bedroom offers a private & versatile retreat with generous space & storage.The lower level adds valuable flexibility with a newly finished recreation room completed in 2025 featuring modern flooring & pot lighting.This space could function as a fourth bedroom, home gym, media room, or second living area. Also includes a large laundry room with shelving & storage, a 2-piece bathroom, & an additional storage or workshop area. Outside, the fully fenced backyard was completed in 2022 with a modern fence & offers excellent space for entertaining, fruit trees, multiple deck areas, trailer access through a double gate, & a powered 10x10 shed. The detached garage was insulated & soundproofed in 2022 & includes electrical service & a Wi-Fi smart garage door opener with battery backup.Major updates include furnace (2023), central air (2021), tankless water heater (2022), three front windows (2022), roof shingles approx. 2015, & updated electrical & lighting (2021). Located minutes to Fanshawe College, this home also offers strong potential for student rental or multi-room income.A move-in ready property where the important updates are already complete (id:6772)

Features

Area	London East (East H)	**Sewer**	Sanitary sewer
Province	Ontario	**Style**	Detached
Country	Canada	**Stories**	1.5
Ownership Type	Freehold	**Acreage**	false
Property Type	Single Family	**A/C**	Central air conditioning
Building Type	House	**Total Parking**	3
Age	51 to 99 years	**Acres**	1/2
Lot Dimensions	40.5 x 156.8 FT|under 1/2 acre	**Parking**	Detached Garage,Garage,
Heating	Natural gas	**Amenities Near By**	Place of Worship, Public Transit
Water	Municipal water		

Room Details

Second level	Bedroom	4.88 m x 3.61 m
Second level	Other	3.94 m x 3.58 m
Basement	Recreational, Games room	8.13 m x 3.25 m
Basement	Laundry room	4.01 m x 3.25 m
Basement	Other	4.57 m x 3.51 m
Main level	Sunroom	4.45 m x 1.96 m
Main level	Kitchen	4.01 m x 2.39 m
Main level	Living room	5.56 m x 3.43 m
Main level	Bedroom	3.43 m x 3.18 m
Main level	Bedroom	3.1 m x 2.74 m