# \$200,000 - 48 Spruce Avenue, Lewisporte

MLS® #1288980

### \$200,000

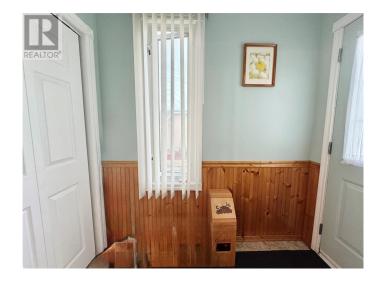
3 Bedroom, 2.00 Bathroom, 2,184 sqft Single Family on 0.00 Acres

N/A, Lewisporte, Newfoundland & Labrador

Welcome to 48 Spruce Ave, Lewisporteâ€"an inviting, move-in ready family home that checks all the boxes for comfortable living and convenient coastal life. This 3-bedroom, 2-bathroom home has seen thoughtful upgrades to save you time and effort. Enjoy bright, energy-efficient living with a solid 200-amp electrical service. A propane fireplace in the basement adds warmth and ambiance, perfect for cozy evenings. The hot water tank was replaced in 2025, and a brand-new fridge was installed in November 2024, giving you modern convenience from day one. The layout is versatile and welcoming for families or guests, with three bedrooms and two baths offering plenty of space for everyone. The home sits in a highly walkable, centrally located area of Lewisporte, just across from the lewisporte academy school and close to playgrounds, recreation facilities, and medical services. Outdoors, you'II find excellent storage and workspace options, including a 14x20 detached garage with power and a concrete floor plus a 20x15 loft for extra storage or a hobby space. An additional 18x25 attached garage features a concrete floor, is heated, and includes a wet barâ€"great for entertaining or DIY projects. A true bonus of this property is its sense of community. Lewisporte is known for its friendly neighborhoods and outdoor lifestyle, with easy access to ATV trails, hiking, and waterfront activities. The nearby Lewisporte Yacht Club is a hub for boaters and social events, offering







boating and community gatherings that enrich island life during the warmer months. If you're looking for a home that blends practical updates, flexible space, and a prime location in a welcoming coastal community, 48 Spruce Ave is ready for you. Schedule a viewing today and see all this home has to offer. (id:6289)

Built in 1976

### **Essential Information**

Listing # 1288980 Price \$200,000

Bedrooms 3
Bathrooms 2.00
Square Footage 2,184
Acres 0.00
Year Built 1976

Type Single Family

Sub-Type Freehold
Style Bungalow

# **Community Information**

Address 48 Spruce Avenue

Subdivision N/A

City Lewisporte

Province Newfoundland & Labrador

Postal Code A0G3A0

#### **Amenities**

Parking Attached Garage, Detached Garage

# of Garages 2

# Interior

Interior Features Drapes/Window coverings

Appliances Dishwasher, Refrigerator, Washer, Dryer

Heating Electric Baseboard heaters

# of Stories 1

## **Exterior**

Exterior Vinyl siding

Lot Description 112X80|7,251 - 10,889 sqft

Foundation Concrete

# **Listing Details**

Listing Office Keller Williams Platinum Realty - Gander





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