



## Spruce Grove Alberta

\$320,000

Say goodbye to lot fees and hello to owning both home AND land in Spruce Woods Villas! Spanning over 1,600 sq ft on one easy-living level, this remarkably spacious home offers 3 bedrooms, including king-size ready primary bedroom with airy walk in closet and private 4pc ensuite, a 2nd full bathroom, convenient den & storage areas which could double as an office space; all of this a brilliant fit for growing families, first-time buyers, or down-sizers craving room to breathe. Gather 'round the fireplace beneath cathedral ceilings of the living room, entertain family gatherings in the spanning dining room, or sip morning coffee bathed in sunshine of a cheerful corner breakfast nook aside the fully equipped kitchen. A new 2026 furnace & newer hot water tank from 2024 add welcome peace of mind. Outside, enjoy a freshly painted deck, fully fenced yard & two handy sheds. Walk to parks, playgrounds, schools, & recreation, with quick Highway 16 access for effortless commuting. Affordable ownership starts here! (id:6769)

Living room 16'3 x 14'8

Dining room 22'10 x 7'2

Kitchen 14'8 x 13'9

Den 10'9 x 7'2

Primary Bedroom 14'8 x 12'9

Bedroom 2 10'5 x 8'10

Bedroom 3 9' x 8'9

Laundry room 8'9 x 5'1

Listing Presented By:



Originally Listed by:

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