



# 154 SPRUCE GARDENS Crescent Spruce Grove AB

\$440,000

Experience luxury living with this beautifully half duplex, 3 beds + 2.1 baths, 9 ft ceilings, featuring PORCELAIN tile, LUXURY VINYL PLANK, QUARTZ countertops, and SOFT-CLOSE cabinetry throughout. The kitchen is a chef's dream, showcasing a HUGE QUARTZ ISLAND with seating, a glass-door corner pantry, 6-APPLIANCE SS PACKAGE, including a two-door fridge. A MODERN GAS FIREPLACE highlights the open-concept living & dining space. Step outside to the deck, complete with a GAS LINE for your BBQ! Upper level has a BONUS ROOM, a primary suite with DOUBLE DOORS, a TRAY CEILING, a HUGE WALK-IN CLOSET, and a 4-PIECE ENSUITE. Two generously sized bedrooms w/ DOUBLE-DOOR CLOSETS, a 4pce main bath, a linen closet, and a convenient LAUNDRY ROOM complete the upper floor. The insulated and drywalled DOUBLE GARAGE and the fully landscaped yard adds outdoor appeal. PRIME LOCATION near schools, shopping, restaurants, Tri-Leisure Centre, a playground, and quick access to Yellowhead Highway. 15 MIN west of Edmonton

Listing Presented By:



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