



324 Heatherglen Drive 17 Spruce Grove AB

\$299,000

Wonderful 3-bedroom, 2-bath half-duplex with single attached garage has an island kitchen, gas fireplace, and large yard backing onto green space! Brand new shingles and dishwasher; all other appliances just a few years old, HWT new in 2017. Enjoy long sightlines from the open concept living area, a deck off of the dining nook, and fully fenced yard. There's a half bath on the main floor and 4-pce bath upstairs, along with 3 bedrooms up. Spacious closets (one walk-in). The partly finished basement is drywalled and has a roughed-in 3pce future bath shared with the laundry room; building materials are included in the sale (OVE Decors shower, vinyl plank, pot lights, etc.). An ideal starter home or investment property with a reasonable \$195 monthly condo fee. Close to multiple parks and playgrounds, trails, Tri-Leisure Centre, services, and schools!

Listing Presented By:



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