



**3 Bedrooms
Bonus Room
Upstairs Laundry**

**Possession Date:
Beginning of July**



40 SPRINGBROOK Wynd Spruce Grove AB

\$509,900

The Allure is an Evolve model has everything you want and need in a home. 9'ceilings on main & foundation level, double attached garage & separate side entrance. Luxury Vinyl Plank Flooring throughout the main floor. Inviting foyer leads to the highly functional U shaped kitchen that has generous quartz counter-tops (throughout home) a Peninsula island with flush eating ledge, microwave shelf, chimney style hood fan, Moen "Indie" Black matte kitchen faucet, silgranit sink, full height tiled kitchen backsplash and plenty of cabinets with crown moulding. Great room and nook have large windows and sliding glass patio doors. A mud room with built-in bench and 1/2 bath complete the main floor. A bright primary bedroom offers a substantial walk-in closet and a 5 piece ensuite including double sinks and tub/shower combo. There is a bonus room and a main 4 piece bath, a laundry room and two more comfortable bedrooms with plenty of closet space. Photos are representative.

Listing Presented By:



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