



## 43 VEGA Avenue Spruce Grove AB

\$535,000

Looking for more space? This exceptional family home is set on a sprawling pie-shaped lot with a sun-soaked, south-facing backyard. The open-concept main floor boasts 9' ceilings, large windows, and a bright kitchen/living area featuring granite countertops, stainless steel appliances, hardwood flooring, and a three-sided gas fireplace. The upper level includes a spacious bonus room, a 4-piece bath, and three well-sized bedrooms, with the primary suite offering a 5-piece ensuite. The partially finished lower level adds a 4th bedroom and a laundry room. The fully fenced backyard includes pool infrastructure (natural gas heater, pump, filter) and a custom pool deck, with the pool shell negotiable. This space doubles as a skating rink in winter. The property also features an 18' x 12' shed with a concrete floor, 9' door, and 15-amp power.

Conveniently close to schools, parks, playgrounds, and essential shopping amenities.

Listing Presented By:



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