



## 44 HARTWICK Landing Spruce Grove AB

\$339,000

This updated half duplex is fantastic, especially with its modern amenities and convenient layout. The laminate flooring throughout the main floor gives it a sleek look, and the updated island kitchen with stainless appliances with a corner pantry, what a dream for anyone who loves to cook or entertain. Imagine how cozy it will be to relax in the living room by the gas fireplace, especially with the patio doors leading out to the two-tiered deck and fully fenced yard - perfect for enjoying the outdoors without worrying about maintenance. The gas line hook-up for the BBQ is a nice touch for outdoor cooking enthusiasts. With three bedrooms upstairs, including an ensuite in the primary bedroom, provides ample space for families or guests. The basement is unfinished which gives the new owners the opportunity to customize it to their liking, there is the added convenience of laundry and mechanical rough-ins for a bathroom already in place. The Location is ideal and this is a wonderful place to call home!

Listing Presented By:



Originally Listed by:  
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