



## 70 MEADOWPARK Gate Spruce Grove AB

\$385,000

This charming duplex offers a perfect blend of comfort and convenience. Featuring 3 spacious bedrooms and 2.5 baths, the home is ideal for families or those seeking extra space. The primary room includes a walk in closet and an ensuite bathroom offering an amazing place for comfort. The main floor includes a cozy living room with a fireplace that is perfect for relaxing and entertaining. The kitchen flows seamlessly into the living and dining area making it great for gatherings, and the finished deck and fenced backyard provide an excellent space for outdoor entertainment. Additionally the family room upstairs is ideal for a media space, playroom, or home office. A one-car garage offers convenience and storage, and the unfinished basement presents great potential for customization. Located in a desirable neighborhood with easy access to amenities, schools, parks, and more, this modern home combines practicality and potential, making it a fantastic opportunity for any buyer.

Listing Presented By:



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