



## Spruce Grove Alberta

\$255,000

No lot fees And own your own land. Ready to move into this Immaculate well taken care of 3 bedroom, 2 bath mobile home is in a quiet, well kept community of Spruce Woods. Easy access to both highways and close to shopping, schools, golf, restaurants and more. With Cathedral ceilings, High end Laminate throughout, Stone tile in the entryway & laundry room, bathrooms. The spacious primary bedroom has a walk in closet & 4pc ensuite including a soaker tub. The bright spacious kitchen has loads of cabinets and counter space for the chef in the family. The garden doors lead you out to the huge fenced backyard, & firepit area, A large deck with garden beds surrounding the deck, Lots of room for your BBQ. New shingles in 2016, New paint on the exterior with a 2 year transferable warranty. New paint throughout the home, including ceilings. Also has room for a single car garage with the approval from the city (id:6769)

Living room 4.49 m X 4.6 m

Kitchen 5.79 m X 4.52 m

Primary Bedroom 3.66 m X 4.49 m

Bedroom 2 3.01 m X 4.49 m

Bedroom 3 2.4 m X 3.26 m

Laundry room 2.42 m X 2.22 m

Listing Presented By:



Originally Listed by:  
Century 21 Leading

<http://www.marlenesellshomes.ca/>

**RE/MAX ELITE**

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