



## Spruce Grove Alberta

\$399,900

BACKING ONTO A WALKING PATH, this FULLY FINISHED, AIR CONDITIONED half duplex in McLaughlin offers functional family living in an exceptional location. Featuring 3 bedrooms, 3.5 bathrooms, a bonus room, HEATED GARAGE and a large yard, this gorgeous home showcases a modern open concept main floor with an updated kitchen complete with GAS STOVE, flowing into the cozy living room with GAS FIREPLACE and a spacious dining nook overlooking the backyard. Upstairs you will find a versatile BONUS ROOM, a king-sized primary bedroom with walk-in closet and 4pc ensuite, plus two additional bedrooms and another full bath. The finished basement offers an open rec space that can function as a 4th bedroom, along with a full bathroom, laundry area and plenty of storage. The backyard is a summer dream with a TWO-TIERED DECK and firepit area. Prime location within WALKING DISTANCE to the TransAlta Leisure Centre, restaurants, shopping and amenities, and directly across the street from a convenient K-12 bus stop. (id:6769)

Recreation room 2.71 m X 2.88 m

Utility room 2.5 m X 2.83 m

Living room 3.12 m X 5.68 m

Dining room 3.05 m X 2.55 m

Kitchen 2.68 m X 3.39 m

Family room 3.28 m X 6.52 m

Den 2.97 m X 3.34 m

Primary Bedroom 3.32 m X 5.92 m

Bedroom 2 2.76 m X 3.99 m

Bedroom 3 2.75 m X 3.03 m

Listing Presented By:



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<https://rivervalleyrealty.ca/>



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