



## Spruce Grove Alberta

\$479,900

Welcome to 12 McKean Way in one of Spruce Grove's most highly sought-after mature neighbourhoods - Millgrove! Situated on a quiet street with no through traffic, this spacious bi-level offers the perfect blend of comfort, functionality & privacy. Featuring a fully updated kitchen with stainless steel appliances and an abundance of cabinetry, vaulted ceilings, central A/C, a formal living room & a functional family-friendly floor plan with 4 bedrooms and 2.5 updated bathrooms. The fully finished lower level hosts a large recreation/living room with cozy gas fireplace - perfect for entertaining or relaxing with the family. Outside, enjoy your massive private backyard with mature landscaping, rear lane access & a beautiful deck ideal for soaking up the sun and hosting guests. Plenty of space for the whole family both inside and out! Recent updates include: Roof (2023), Fence (2021), Solar (2023), Garage Door (2023). Fantastic location close to schools, parks, walking trails & all amenities. (id:6769)

Bedroom 4 3.8 m X 5.11 m  
Living room 3.43 m X 4.3 m  
Dining room 4.61 m X 3.07 m  
Kitchen 3.72 m X 5.01 m

Primary Bedroom 3.96 m X 4.5 m  
Bedroom 2 3.23 m X 2.87 m  
Bedroom 3 3.95 m X 3.54 m

Listing Presented By:



Originally Listed by:  
RE/MAX PREFERRED CHOICE

<https://www.katicrawfordhomes.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.