



## Spruce Grove Alberta

\$674,800

UPGRADED WALKOUT BACKING GREEN SPACE IN THE COMMUNITY OF MCLAUGHLIN! This home boasts over 2430 sq/ft with 4 bedrooms, 3 full baths, bonus room & 9ft ceilings on all three levels. Main floor offers vinyl plank flooring, bedroom/den, family room with 18ft ceiling, fireplace. Kitchen with modern high cabinetry, quartz countertops, island, stainless steel appliances and walk-through pantry is made for cooking family meals and entertaining. Spacious dining area with ample sunlight is perfect for get togethers. The 3 piece bath finishes the main level. Walk up stairs to master bedroom with 5 piece ensuite/spacious walk in closet, 2 bedrooms, 4 piece bath, laundry and bonus room. Unfinished walkout basement has a rough in bathroom that is waiting for creative ideas. Public transit to Edmonton, & more than 40 km of trails your dream home home awaits. includes WIRELESS SPEAKERS/ TRIPLE PANE WINDOWS/ ROUGHED IN FOR CENTRAL VAC /DECK WITH GAS BBQ HOOKUP/GAS HEATER HOOK UP IN GARAGE. (id:6769)

Living room 4.32 4.24

Dining room 2.68 4.07

Kitchen 4.08 4.18

Bedroom 2 3.63 3.03

Primary Bedroom 4.45 4.85

Bedroom 3 3.16 3.63

Bedroom 4 3.26 3.63

Bonus Room 3.57 4.24

Listing Presented By:



Originally Listed by:  
Homes & Gardens Real Estate  
Limited



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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