



## Spruce Grove Alberta

\$329,900

Located on the east side of Spruce Grove just 15 minutes west of Edmonton, this better-than-new home offers the perfect blend of comfort and convenience, close to shopping, recreation, and all amenities. With no condo fees and low property taxes, it's an ideal opportunity for empty nesters or first-time buyers, with space for a roommate if desired. Featuring 2 large bedrooms plus an oversized den, and 3 bathrooms, this thoughtfully designed home boasts a spacious kitchen with trendy, ample cabinetry, quartz countertops, upgraded appliances, and access to a private patio/deck. Luxury vinyl plank flooring flows throughout the main floor living and dining areas, while plush carpet enhances the upper level, which includes 2 bedrooms, 2 baths, and convenient laundry. The lower level offers a generous den, 2-piece bath, and direct access to the oversized single attached garage. Central A/C, completed landscaping, and 7 years remaining on the certified new home warranty complete this exceptional package. (id:6769)

Den 2.72 m X 2.1 m

Living room 4 m X 3.98 m

Dining room 3.12 m X 2.78 m

Kitchen 4.01 m X 3.32 m

Primary Bedroom 4.05 m X 3.29 m

Bedroom 2 3.3 m X 2.81 m

Listing Presented By:



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Royal LePage Noralta Real Estate

<http://sudersellshomes.com/>

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