



## Spruce Grove Alberta

\$399,900

Lovingly maintained by the same family for nearly 50 years!!!! The main level of this bi-level features a lovely living & dining room, great kitchen with picture window overlooking the yard, 4pc bath, and 3 sizeable bedrooms including a 2pc ensuite off the primary suite. Downstairs you'll find a rec room, 4th bedroom with adjoining 3pc ensuite, laundry & storage area, and kitchenette. The backyard is fully landscaped & fenced with an oversized double-detached garage, large parking pad, & convenient rear lane access - perfect for parking & storing RV's, boats, or ATV's! With all the big ticket items updated - furnace (2021), hot-water tank (2025), and roof (house in 2024; garage in 2026) - the proximity to schools, playgrounds, & trails here is exceptional. (id:6769)

Bedroom 4 3.93 m X 5.28 m

Living room 4.8 m X 4.29 m

Dining room 4.15 m X 2.72 m

Kitchen 4.14 m X 4.12 m

Primary Bedroom 4.01 m X 3.22 m

Bedroom 2 3.73 m X 2.58 m

Bedroom 3 3.73 m X 2.79 m

Listing Presented By:



Originally Listed by:  
RE/MAX PREFERRED CHOICE

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



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