



Spruce Grove Alberta

\$250,000

Welcome to 16 Sunset Blvd in Spruce Grove. This mobile home is sitting on OWNED LAND so NO LOT RENT HERE!! This 3 bedroom, 2 bathroom home is great for a first time buyer or a downsizing family. The layout is ideal with the primary bedroom located away from the kids/guest rooms. There are two 4p bathrooms, one is a Jack and Jill to the primary bedroom and hallway. The kitchen has lots of cabinetry for great storage and the main living space has open concept design with large west facing windows and a corner gas fireplace. All major maintenance items have been kept up over the years including new furnace (2019), shingles (2013), hwt (2016), heat tape on main waterline (2021), heat tape on sewer line in (~2016/17). This home is awaiting your personal cosmetic touches. Outside, there is a large fenced yard with a ground level deck, garden boxes, a garden shed and a paved parking pad for 2 vehicles. Located just off Jennifer Heil which has quick access to the Yellowhead Highway. Close to transit and parks!! (id:6769)

Living room 4.48 m X 4.55 m

Dining room 1.59 m X 3.35 m

Kitchen 2.89 m X 4.55 m

Primary Bedroom 3.7 m X 5.29 m

Bedroom 2 2.89 m X 3.03 m

Bedroom 3 2.88 m X 3.44 m

Laundry room 1.85 m X 2.58 m

Listing Presented By:



Originally Listed by:
RE/MAX PREFERRED CHOICE

<https://buywithbecca.ca/>



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