



## Spruce Grove Alberta

\$619,000

4 BED | 3 BATH | MAIN FLOOR BED/DEN | OPEN-TO-ABOVE | WALK-OUT BASEMENT | POND BACKING | BONUS ROOM This pond-backing, open-to-above walk-out home offers 4 bedrooms, 3 bathrooms, a BONUS room, and a STUDY area. The MAIN FLOOR features luxury vinyl plank flooring, a BEDROOM with full bath, a spacious family room with cozy fireplace, and a bright dining area filled with natural light. The modern kitchen is designed for both cooking and entertaining, showcasing quartz countertops, high-end cabinetry, a large island, stainless steel appliances, and a pantry. Upstairs, the PRIMARY BED includes a 5-piece ensuite and a spacious walk-in closet, along with two additional bedrooms, a full bath, bonus room, study area, and upper-floor laundry. The unfinished WALKOUT basement with SEPEARTE entrance offers excellent future development potential. Close to parks, ponds, walking trails, schools, and shopping. (id:6769)

Living room 13.5\*13.10

Dining room 11.7\*8.10

Kitchen 11.7\*12.11

Bedroom 4 11\*10.10

Primary Bedroom 13.2\*18.7

Bedroom 2 9.8\*12.3

Bedroom 3 9.6\*15

Bonus Room 15.1\*20.2

Listing Presented By:



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