



## Spruce Grove Alberta

\$415,000

UPGRADED DUPLEX LOCATED IN THE TONEWOOD COMMUNITY OF SPRUCE GROVE! This 3 bedroom, 2.5 bath, plus loft, is located close to schools & parks. Main floor features kitchen with modern cabinetry, quartz countertops, stainless steel appliances and spacious pantry. Family room has comfortable setting with fireplace and huge windows. Spacious dining nook with lots of sunlight and half bath finishes main level. Walk up the stairs to master bedroom with 4piece ensuite/ spacious walk in closet, two bedrooms, 4 piece bath and loft. Laundry is also conveniently located on upper level. Unfinished basement with separate entrance, 9' ceiling and roughed in bathroom is waiting for creative ideas. GAS HOOK UP FOR BBQ/TRIPLE PANE WINDOWS / NO CONDO FEES/PUBLIC TRANSPORTATION TO EDMONTON (id:6769)

Living room 4.10 3.64

Dining room 3.56 2.71

Kitchen 2.68 3.50

Bonus Room 3.78 3.05

Primary Bedroom 4.40 3.71

Bedroom 2 3.51 3.29

Bedroom 3 4.18 3.04

Listing Presented By:



Originally Listed by:  
Homes & Gardens Real Estate  
Limited

**RE/MAX ELITE**

**RE/MAX Elite**

17-8103 127 Ave , Edmonton, AB,  
T5C 1R9

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