



## Spruce Grove Alberta

\$640,000

Beautifully maintained 2-storey home in Spruce Ridge featuring 4 bedrooms, 3.5 bathrooms and a fully finished basement. The open-concept main floor is bright and inviting, seamlessly connecting the living, dining, and kitchen areas. The main floor features hardwood flooring throughout, while the kitchen offers granite countertops and new appliances. Enjoy year-round comfort with brand new air conditioning and the convenience of a heated garage in our cold winters. The true highlight of this property is the exceptional oversized lot, featuring mature landscaping, manicured lawns, and a private backyard retreat rarely found in town. The basement was refinished within the past year, creating additional living and entertaining space. Pride of ownership is evident throughout this home, which is in excellent condition and move-in ready. Located just steps from Jubilee Park with its extensive walking trails, spray park and playground. (id:6769)

Bedroom 4 4.02 m X 3.04 m

Recreation room 7.86 m X 10.6 m

Living room 4.42 m X 5.79 m

Dining room 3.83 m X 1.94 m

Kitchen 4.55 m X 3.24 m

Primary Bedroom 5.93 m X 3.79 m

Bedroom 2 4.9 m X 3.77 m

Bedroom 3 2.82 m X 3.05 m

Listing Presented By:



Originally Listed by:  
2% Realty Pro



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.