



## Spruce Grove Alberta

\$674,444

5 Things to Love About This Alquinn Home: 1) Prime Corner Lot in Copperhaven - Located in a highly desirable community, this 2-storey home is located on a corner lot. 2) Functional Double Attached Garage - Complete with a convenient floor drain and direct access to the mudroom. 3) Open Concept Main Level - Bright and inviting living, dining, and kitchen area featuring an electric fireplace and seamless flow for entertaining. 4) Stylish Kitchen Design - Enjoy an island with breakfast bar and a walkthrough pantry connecting to the mudroom for everyday convenience. 5) Spacious Upper Level - Includes a bonus room, laundry, 2 bedrooms, a 4-piece bath, and a primary retreat with walk-in closet and 5-piece ensuite with soaker tub, dual sinks, and stand shower. \*Photos are representative\* (id:6769)

Living room 4.72 m X 3.8 m

Dining room 4.72 m X 3.62 m

Kitchen 3.49 m X 5.82 m

Primary Bedroom 4.46 m X 5.96 m

Bedroom 2 3.29 m X 3.24 m

Bedroom 3 3.31 m X 3.5 m

Bonus Room 3.56 m X 7.36 m

Laundry room 1.84 m X 1.69 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence



**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.