



## Spruce Grove Alberta

\$450,000

Bright and spacious 1,370 sq ft bi-level offering 4 bedrooms with potential for a 5th and 3 full bathrooms. Vaulted ceilings and abundant natural light enhance the open living room with bay window. Well-appointed kitchen features ample cabinetry, generous counter space, oversized pantry and family-sized dining area with access to a deck and stairs to the fully fenced yard. Main floor includes 2 bedrooms, including a large primary with walk-in closet and 3-pc ensuite with jetted soaker tub. Fully developed basement offers suite potential with direct garage access, second washer/dryer hookup and natural separation. Lower level includes 2 bedrooms, family room with gas fireplace, large games room easily used as a 5th bedroom, and 4-pc bath. Shingles under 2 years old, hot water tank under 3 years. Additional features include flow-through humidifier, air exchanger, under-stair storage, and insulated, heated 22'x23' garage. Located in a great neighbourhood close to all amenities. (id:6769)

Family room 5.3 m X 6 m

Bedroom 3 3.6 m X 3.1 m

Bedroom 4 3.6 m X 2.7 m

Games room 4.2 m X 4.9 m

Living room 5.5 m X 5.3 m

Dining room Measurements not available

Kitchen 4.1 m X 7.7 m

Primary Bedroom 3.5 m X 5.5 m

Bedroom 2 2.5 m X 5.2 m

Listing Presented By:



Originally Listed by:  
Century 21 Leading

<http://www.barryt.ca/>



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