



## Spruce Grove Alberta

\$459,000

This might be the best duplex in Spruce Grove! Everything you could want in a home is here! This 1876-sq-ft home sits on a massive, beautifully maintained lot. The yard offers a large shed, multiple trees, & a custom deck (set far from the fence for extra privacy). Inside, the main floor features an office space, a 2-piece bath, and an open-concept living area with a spacious kitchen, a walk-in pantry, Stainless Steel Appliances, and patio doors to the oversized deck. This home is extra bright, with windows on the east side that bring in gorgeous sunlight! Upstairs, there are 2 guest bedrooms, a 4-piece bath, a bright laundry room, and a bonus room at the back. The Primary suite is KING-SIZED with a large & sunny south-facing walk-in closet and a 3-piece ensuite w/linen shelves. In the basement, there is ample room for development, which could include a bedroom & a family room area, and it already has a rough-in for a bathroom. Close to schools & the Tri, & quick access to commute, this home has it all! (id:6769)

Living room 3.98 m X 4.22 m

Dining room 3.06 m X 2.97 m

Kitchen 3.99 m X 3.91 m

Den 2.93 m X 2.69 m

Primary Bedroom 3.82 m X 4.1 m

Bedroom 2 3.04 m X 3.14 m

Bedroom 3 3.05 m X 3.02 m

Bonus Room 3.89 m X 3.98 m

Listing Presented By:



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