



Spruce Grove Alberta

\$389,900

3 bed, 2.5 bath duplex on a quiet CUL-DE-SAC. 1409 sq ft up + 590 in the PARTIALLY FINISHED basement = 2,000 sq ft of living space. NEW APPLIANCES within the last 5 years. NEW LAMINATE flooring throughout main (2020). NEW SHINGLES in 2020, NEW FURNACE in 2021. FRESHLY PAINTED main floor with 9 ft ceilings. Open plan kitchen offers eat-up bar for breakfast/entertaining/homework. Dining room comfortably seats table for 8+. Living room has gas fireplace, and opens to fully fenced backyard. Upstairs are 3 bedrooms: Primary has FULLY ENSUITE, and the 2 additional bedrooms have access to another full bath. Single attached insulated garage. On a safe cul-de-sac/no through road. Basement is 85% developed with spacious family room & storage - all that's left to do is add the bathroom (already roughed in for full bathroom). Outside, the fully fenced yard and large deck offer a perfect setting for gatherings & quiet evenings, and the gazebo stays. Taxes (2025): \$3,246.19. Lot Size 299.79 m²/3,227 sq ft. (id:6769)

Recreation room 3.87 m X 4.15 m

Utility room 1.51 m X 1.89 m

Laundry room 2 m X 2.79 m

Living room 3.65 m X 3.82 m

Dining room 3.65 m X 2.72 m

Kitchen 2.17 m X 4.57 m

Primary Bedroom 4.16 m X 4.61 m

Bedroom 2 2.86 m X 4.17 m

Bedroom 3 2.82 m X 3.1 m

Listing Presented By:



Originally Listed by:
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