



Spruce Grove Alberta

\$440,000

Tucked toward the back of a cul-de-sac in one of Spruce Grove's most connected neighbourhoods, this fully-finished half duplex offers the space, upgrades, & location you've been waiting for. The main floor features a large foyer w/ 2pc powder room, 9' ceilings, lovely living room w/ gas fireplace, spacious kitchen w/ center island, quartz countertops, stainless appliances, separate dinette, & walk-through pantry leading to the double-attached garage. Upstairs you'll find three generous-sized bedrooms including a king-sized owner's suite w/ a walk-in closet & adjoining 3pc ensuite, 4pc guest bath, & the convenience of upper-floor laundry, while the basement is finished to include a family room, flex space, & a half bath - ideal for relaxation or a home office. Complete w/ A/C, desirable SOUTH-FACING yard w/ built-in pergola on the exterior deck (perfect for shaded summer afternoons!), this home is right beside the walking trail, & is steps away from 3 schools, playgrounds, restaurants, & public transit. (id:6769)

Living room 3.92 m X 4.21 m

Dining room 3.38 m X 2.37 m

Kitchen 3.54 m X 2.8 m

Primary Bedroom 4.04 m X 3.89 m

Bedroom 2 3.24 m X 4.28 m

Bedroom 3 3.26 m X 3.26 m

Listing Presented By:



Originally Listed by:
RE/MAX PREFERRED CHOICE

<https://www.ianandchantel.com/>



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.