

Spruce Grove Alberta

$904,900

RARE OPPORTUNITY to own BOTH SIDES of this beautiful side-by-side duplex BACKING DIRECTLY ONTO JUBILEE PARK in Spruce Grove's sought-after Greenbury community! Situated on separate titles, these homes offer exceptional flexibility for investors, multigenerational families or those looking to live in one side while generating rental income from the other. With over 3,308 sq ft of combined above-grade living space, both homes feature rich hardwood flooring, gas fireplaces, granite countertops, solid wood soft-close cabinetry, triple-pane windows & central A/C. 37(1820 sq ft)offers 4 bedrooms, 3.5 bathrooms, a spacious bonus room, walk-through pantry, fully finished basement and double attached garage. #39(1488sq ft) offers 3 bedrooms, 2.5 bathrooms, an unfinished basement with room to grow and a single attached garage. Both enjoy beautifully landscaped west-facing backyards overlooking mature trees and expansive parkland, with playgrounds nearby. An exceptional investment in an equally exceptional location (id:6769)

Bedroom 4 Measurements not available
Primary Bedroom Measurements not available
Bedroom 2 Measurements not available
Bedroom 3 Measurements not available
Bedroom 5 Measurements not available
Bedroom 6 Measurements not available
Additional bedroom Measurements not available

Listing Presented By:



Originally Listed by:
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