



## Spruce Grove Alberta

\$449,444

This stunning newly built 2-storey Alquinn home showcases modern design with 9-foot ceilings and durable vinyl plank flooring throughout the main level. The bright open-concept layout offers seamless flow between the living, dining, and kitchen areas, creating an ideal space for everyday living and entertaining. The stylish kitchen features a central island with breakfast bar, coffee bar nook, and ample cabinetry. Upstairs, the primary suite serves as a private retreat with a walk-in closet and a beautifully finished 5-piece ensuite with dual sinks and elegant touches. Additional highlights include an electric fireplace, main-floor powder room, convenient upper-floor laundry, and a separate entrance offering added flexibility. UPGRADES: electric fireplace, triple pane windows, high basement ceilings, soft close cabinetry, solid shelving throughout (no wire racks!) sill granite sink, upgraded flooring, upgraded finishes throughout the list goes on..! (id:6769)

Living room 3.06 m X 6.23 m

Dining room Measurements not available

Kitchen 5.11 m X 4.11 m

Primary Bedroom 4.04 m X 3.28 m

Bedroom 2 2.72 m X 2.99 m

Bedroom 3 2.93 m X 3.23 m

Laundry room 1.01 m X 1.74 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

**Ahmad Sai**  
RE/MAX RIVER CITY 

**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net