



## Spruce Grove Alberta

\$259,900

Rare walkout lot backing onto Jubilee Park in the desirable community of Spruce Village. This approximately 4,600 sq. ft. lot features a 30-foot building pocket and offers the perfect opportunity to build a custom home in an established, family-friendly neighborhood. Enjoy close proximity to scenic ponds, walking trails, playgrounds, a spray park, basketball courts, frisbee golf, and winter skating. Schools, shopping, groceries, and everyday amenities are all within walking distance, with quick access to Highway 16A, the Yellowhead, and Edmonton's west end. Build to suit in one of Spruce Grove's most sought-after communities and enjoy the ideal blend of convenience, recreation, and small-town charm. (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

<https://mukuloberoi.ca/>



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