



Spruce Grove Alberta

\$419,900

Location, parking, and major upgrades--this one checks all the boxes. Situated on a quiet side street just off Marlboro Drive and steps from Spruce Grove's Heritage walking trail system, Enjoy a vibrant neighborhood where families gather and outdoor living is part of everyday life. The oversized parking pad accommodates 4-5 vehicles or your RV, boat, or trailer. Inside, this spacious bungalow features 3 bedrooms up, a bright and inviting living room with an electric fireplace, and a large primary complete with a 2-piece ensuite. The fully developed basement expands your living space with a large family room, 4th bedroom, 3-piece bath, and a sizeable laundry/storage area. Step outside to a private patio-perfect for relaxing or take advantage of the oversized garage for hobbies or projects. Piece of mind comes with key updates completed: shingles 2019, most windows 2021, furnace 2021, and hot water tank 2025. Room in the basement currently used as a bedroom does not meet current legal egress requirements. (id:6769)

Family room 8.6 m x Measurements not available	Kitchen 3.56 m x Measurements not available
Bedroom 4 4.06 m x Measurements not available	Primary Bedroom 5.18 m x Measurements not available
Living room 4.43 m x Measurements not available	available
Dining room 3.28 m x Measurements not available	Bedroom 2 2.78 m x Measurements not available
	Bedroom 3 2.91 m x Measurements not available

Listing Presented By:



Originally Listed by:
RE/MAX PREFERRED CHOICE



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