



## Spruce Grove Alberta

\$519,000

Welcome to this modern 4 yr old home offering just under 1800 sq ft for you to enjoy. This 2 story home in one of Spruce Groves most desirable neighborhoods of McLaughlin. The main floor has a family room with a gas fireplace, kitchen is bright and open with two tone Euro style ceiling height cabinetry along with an island and pantry, kitchen nook and large dining area leading out to your low maintenance deck. There is also a half bathroom on the main floor. The second floor has three bedrooms as well as a bonus room, two bathrooms including the primary 5-pc en-suite, laundry room. All the windows are triple pane, large garage with floor drain and heater, main floor and basement with 9' ceiling. Superior quality vinyl plank flooring on the main. All the sinks are undermounted, quartz countertops, faucets and modern lighting completes this home. The property is near the park, walking trails as well as the tri-leisure centre, shopping, schools and easy access to hi-way 16 and 16A. (id:6769)

Living room 4.3 m X 4.35 m  
Dining room 2.15 m X 4.09 m  
Kitchen 3.65 m X 4.09 m  
Family room 5.23 m X 4.64 m

Primary Bedroom 4.47 m X 3.44 m  
Bedroom 2 3.84 m X 3.13 m  
Bedroom 3 3.1 m X 3.01 m

Listing Presented By:



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