



## Spruce Grove Alberta

\$289,900

Welcome to 65 Ventura St... Perfect for first time buyer or a Growing family! Fully developed Half Duplex ~ built in 2004 featuring 3 bedrooms, 2.5 baths Plus~ finished basement. Bright Open concept living room/ Kitchen & dinette floor plan. Living room w/ cozy corner gas fireplace & large bright window overlooking backyard. Great functional kitchen next to spacious dining area w/ patio door to a raised west facing deck, landscaped & fenced backyard. (No neighbor's backing onto yard) Wide staircase leads to upper level with 3 bedrooms a 4 piece main bath and spacious master features a 3 piece ensuite and large closet. Developed basement with family, laundry rm, computer area and storage room. New Shingles Aug. 2023. Attached Insulated Garage. Located in the Family Friendly Neighborhood of Spruce Village within walking distance to parks, Jubilee Park, amenities, school. Quick access to Hwy 16 & 16A Great value! (id:6769)

Living room 3.39 m X 4.22 m

Dining room Measurements not available

Kitchen 3.05 m X 3.05 m

Primary Bedroom 3.4 m X 3.91 m

Bedroom 2 3.1 m X 2.9 m

Bedroom 3 3.44 m X 2.89 m

Listing Presented By:



Originally Listed by:  
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<http://www.stevemcdonald.ca/>

**RE/MAX ELITE**

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17-8103 127 Ave , Edmonton, AB,  
T5C 1R9

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