



## Spruce Grove Alberta

\$425,000

QUICK POSSESSION! Fully finished 4-level split offering an incredible amount of living space in the established community of Brookwood! Inviting family home w/over 2300 sqft of total developed living area w/a bright main floor highlighted by large windows that flood the space w/natural light. The updated kitchen is designed for everyday living complete w/SS appliances, generous cabinet space, & adjoining dining area. Upstairs offers 3 beds|1.5 baths including the primary suite w/convenient 2-piece ensuite. Fully developed lower levels add more flexibility w/2 additional bedrooms, family room & rec areas, plus a dedicated basement laundry. Laminate flooring, PVC windows, & durable metal siding provide comfort & practicality. Outside enjoy a covered patio, dog run, rear lane access, room for small RV/boat parking & oversized detached double garage (26'x22'). Attractive paving stone walkways & a custom front garden box add extra curb appeal. Walking distance to parks, schools, trails, shopping & amenities. (id:6769)

Bedroom 5 2.78 m X 3.64 m

Recreation room 6.24 m X 3.59 m

Utility room 3.19 m X 3.74 m

Family room 5.86 m X 3.77 m

Bedroom 4 5.04 m X 3.61 m

Living room 5.63 m X 3.8 m

Dining room 2.69 m X 3.98 m

Kitchen 2.78 m X 4.55 m

Primary Bedroom 3.11 m X 3.87 m

Bedroom 2 2.37 m X 3.4 m

Bedroom 3 2.64 m X 3.4 m

Listing Presented By:



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<https://tysonmoroz.com/>



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