



## Spruce Grove Alberta

\$469,000

This prime piece of real estate is a great investment opportunity in Spruce Groves Harvest Ridge neighborhood. This home gives you the ability to have income to help with the cost of being a home owner, but still giving you your own privacy and space. The home features 3 bed, 2.5 bath and an abundance of natural light upstairs along with an additional 1 bed and 1 bath in the LEGAL basement suite. The main floor is perfect for entertaining with a good sized yard that runs directly beside a walking path. Conveniently located in a QUIET loop, there is a double detached garage along with a double parking pad out back. Quick access to the Yellowhead and walking distance to Copperhaven School, SPA Catholic High School, and Living Waters Christian Academy (id:6769)

Family room 3.4 m X 3.56 m

Bedroom 4 3.84 m X 3.16 m

Living room 4.33 m X 3.96 m

Dining room 3.87 m X 3.21 m

Kitchen 3.19 m X 4.07 m

Primary Bedroom 3.84 m X 3.66 m

Bedroom 2 2.91 m X 3.91 m

Bedroom 3 2.93 m X 4.07 m

Listing Presented By:



Originally Listed by:  
Maxwell Excel Realty

**RE/MAX ELITE**

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