



## Spruce Grove Alberta

\$345,000

Welcome to the community of Jesperdale where the walking trails are endless, the parks are just a short walk away and the accessibility in and out of Spruce Grove is quick and easy! On a large pie shaped lot, backing the 13th hole of the Links Golf course is a 1300+ sq. ft 3 bed, 3 bath 1/2 duplex ready for its new owners. Inside of the home offers an open concept design wrapped with large windows that make you feel as though the living area extends seamlessly to the spacious deck overlooking the fairway! Upstairs is complete with the primary suite that offers an ensuite and WIC, 2 additional bedrooms, a 4pce bath and a conveniently located laundry room. The basement is partially finished and offers a great space for an office, in-home gym or second living room for movie nights! A single attached garage offers warmth for your car year round and the extra long driveway holds two more parking spots! Enjoy one of Spruce Groves most welcoming communities, welcome to Aralia Cove in Jesperdale! (id:6769)

Family room 5.4 m X 3.57 m

Living room 3.95 m X 3.4 m

Dining room 2.34 m X 2.18 m

Kitchen 3.29 m X 1.85 m

Primary Bedroom 3.86 m X 3.63 m

Bedroom 2 3.23 m X 2.75 m

Bedroom 3 3.08 m X 2.76 m

Laundry room 1.65 m X 1.37 m

Listing Presented By:



Originally Listed by:  
RE/MAX PREFERRED CHOICE

<http://www.sarahkoeckhoven.com/>

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