



## Spruce Grove Alberta

\$599,000

Exquisite home in McLaughlin community, BACKING ON TRAIL! This home features bright spacious rooms, 9' ceilings on all levels and upgrades! The kitchen offers quartz countertops, stainless steel appliances with gas stove, walk through pantry and ample cabinets that overlook the dining and living rooms with feature wall & fireplace, oversized windows and opened ceiling to the second floor. An inviting office, mudroom and guest bath complements the main floor. Upstairs presents a spacious bonus room with fireplace, king sized primary bedroom with walk-in closet and luxurious 5pc ensuite. Two additional generous sized bedrooms with walk-in closets are complemented with a 4pc bath and laundry room. The unfinished basement and side entrance offers endless possibilities for future suite, rec room or extra bedrooms. Enjoy the back deck, landscaped yard and direct access to a walking trail. Located in a family friendly community within walking distance of parks, Tri Leisure Centre & amenities! (id:6769)

Living room 3.75 m X 4.41 m

Dining room 4.01 m X 3.12 m

Kitchen 3.89 m X 3.85 m

Den 3.75 m X 4.41 m

Primary Bedroom 4.06 m X 4.27 m

Bedroom 2 2.88 m X 3.47 m

Bedroom 3 3.65 m X 3.19 m

Bonus Room 4.61 m X 3.72 m

Listing Presented By:



Originally Listed by:  
Royal Lepage Arteam Realty



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.