



## Spruce Grove Alberta

\$439,900

This stunning duplex built by Homes by New Era combines modern elegance with smart, everyday functionality. The open-concept main level features a chef-inspired kitchen with full-height cabinetry and quartz countertops, flowing seamlessly into a bright great room highlighted by a feature wall and inviting electric fireplace. Upstairs, the primary suite offers a peaceful retreat with a tray ceiling and spa-like 4-piece ensuite, along with two additional bedrooms, an upper-floor laundry room, and a spacious flex room, adding versatility for work or relaxation. Additional highlights include a double attached garage, 9-foot ceilings on both the main and basement levels, custom MDF shelving throughout, a garage floor drain, gas BBQ line, tankless gas water heater, high-efficiency furnace, and an HRV system. The side basement entrance provides excellent future development potential. Interior selections can still be made (time is of the essence). Photos are representative. July 2026 possession. (id:6769)

Dining room Measurements not available

Living room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



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