



LOT-9

FRONT ELEVATION

LOT-10

HI-TECH DESIGNS  
ARCHITECTURE CANADA LTD.  
EDMONTON, AB T6V 4B2  
PH: 780-469-6112  
FAX: 780-469-6292

THESE PLANS, DESIGNS AND DETAILS ARE THE PROPERTY OF  
HI-TECH DESIGNS CANADA LTD. AND MAY NOT BE REPRODUCED  
IN WHOLE OR IN PART, WITHOUT WRITTEN CONSENT FROM HI-TECH DESIGNS.  
CONTRACTOR / BUILDER SHALL VERIFY ALL SPECIFICATIONS AND  
DRAWINGS FOR ACCURACY AND COMPLETENESS AND REPORT ANY ERRORS  
OR OMISSIONS TO THIS OFFICE. ALL DIMENSIONS SHALL BE READ NOT SCALED.

LOT-9, BLOCK-11, PLAN-252 0038, FENWYCK  
145 PIERWYCK LOOP, SPRUCE GROVE  
LOT-10, BLOCK-11, PLAN-242 0038, FENWYCK  
143 PIERWYCK LOOP, SPRUCE GROVE

AREA  
LOT-9: 1509 SQ.FT.  
LOT-10: 1553 SQ.FT.  
TOTAL - 3064 SQ.FT.

BUILDER/CLIENT  
LYONSDALE HOMES

DESIGNED  
DRAWN  
DATE  
FEB-06-2025  
SCALE  
3/16"-1'-0"  
DRAWING NO  
1/8

## Spruce Grove Alberta

\$429,900

Spacious and unique Floor Plan for a FRONT DOUBLE ATTACHED GARAGE duplex. Everything you will look for in an ideal home for a growing family. Main floor is an open plan with large living room with a fireplace, a spacious Kitchen with ample cabinetry and a WALK-THROUGH PANTRY from the MUD ROOM. A spacious dining nook with a large window. Upstairs consist of a spacious Primary Bedroom with a 5 piece bathroom and a HUGE WALK IN CLOSET. Two more good sized bedrooms, a full bath, a LOFT and a laundry closet. A large deck with ample yard space for your kids to play. There is everything for everyone. There is a separate entrance to the basement. (id:6769)

Living room Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

<http://www.askjas.ca/>

**RE/MAX** RE/MAX **River City**

**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L 4P6

Phone: 780-995-SOLD (7653)  
[homes4u@corinneoneil.com](mailto:homes4u@corinneoneil.com)