



## Spruce Grove Alberta

\$439,000

BRAND NEW DUPLEX | OPEN-TO-ABOVE | 3 BED | 2.5 BATH | BONUS ROOM | SEPERATE ENTRANCE The main floor welcomes you with a high-ceiling foyer and features a modern kitchen with quartz countertops, contemporary cabinetry, stainless steel appliances, and a spacious pantry, ideal for everyday living and entertaining. The bright family room showcases an open-to-above design, a cozy FIREPLACE , and large windows that fill the space with natural light. A generous dining area and a convenient 2-piece bath complete the main level. Upstairs, the PRIMARY bedroom offers ensuite and walk-in closet, along with two additional bedrooms, a full bath, a versatile loft area, and upper-level laundry. The unfinished basement with SEPERATE ENTRANCE , 9-ft ceilings and bathroom rough-in provides excellent future development potential. Triple-pane windows, No condo fees. Close to schools, parks, walking trails, and the recreation centre. (id:6769)

Living room 21.1\*13.11

Kitchen 9.2\*15.7

Primary Bedroom 12.3\*17.10

Bedroom 2 10.5\*11.8

Bedroom 3 10.3\*12.9

Bonus Room 12.2\*12.10

Laundry room 8.6\*6.2

Listing Presented By:



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