



## 17 WELLINGTON Crescent Spruce Grove AB

\$265,000

Savvy investors - ALERT!!! This home features a great layout for those just starting their home ownership journey or those wanting to expand their real estate portfolio. Siding onto the walking path, the main level here highlights a large living room, spacious dining room, & functional kitchen, while the top level includes a 4pc bath, and 2 generous-sized bedrooms. Travel downstairs and you'll find a rec room, laundry room, 2pc bath, 3rd bedroom, and an unfinished 4th level awaiting your creative touch. Complete with upgraded insulation, a parking pad on the front drive, and a fenced WEST-FACING yard with NO REAR NEIGHBOURS, this home is walking distance to several schools, playgrounds, & trails, with easy access to shopping & public transit. You'll love the small community feel here - welcome home!

Listing Presented By:



Originally Listed by:  
RE/MAX PREFERRED CHOICE

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