



## 18 VIVIAN Way Spruce Grove AB

\$347,000

Welcome to Spruce Village! This charming 2-storey home boasts a spacious primary bdrm with WALK IN CLOSET. Accompanying it is a generous sized secondary bdrm with 3 piece ENSUITE. The main floor features a large kitchen that will delight culinary enthusiasts with its ample counter space and storage options. Adjacent to the kitchen, you'll find a spacious living room, perfect for hosting gatherings or simply relaxing, and two piece bathroom. Upstairs, convenience meets functionality with a laundry room - making household chores a breeze. The basement holds potential for endless possibilities with framing already in place. There is a COLD STORAGE ROOM for preserving your seasonal harvest or cellar favourites. Step outside onto the front concrete porch to enjoy the neighbourhood ambiance, or retreat to the EAST FACING backyard for private outdoor relaxation and morning sun! Back Door Features a METAL FRAME. Located close to shopping, fitness amenities, and with easy access to the Yellowhead for commuters.

Listing Presented By:



Originally Listed by:  
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