



## 54 AVERY Cove Spruce Grove AB

\$424,000

NO Rear neighbors WALK-OUT duplex backing the POND!! IMMACULATE 3bed|3bath 2 Storey w/DOUBLE attached garage. Conveniently tucked away on a quiet Cul de Sac in Aspen Glen w/parks, schools, golf course & essential shopping services all nearby. MOVE IN READY featuring an open concept main floor plan, w/9ft ceilings & lrg windows that envelope this home in natural light boasting a crisp white kitchen w/SS appliances & modern quartz cntrs overlooking the adjoining dining/living rm space. Upstairs you'll find a spacious master bedrm w/4pce ensuite & walk-in closet, convenient top floor laundry/storage rm, 4pce bathrm & TWO more bedrooms. The walk-out basement awaits & offers unlimited potential for added living space/extra bedrms as needed. Homes added features include: TRIPLE PANE windows, central A/C, SMART thermostat, & custom blinds. Enjoy bird watching through the seasons from the west facing back deck that overlooks the pond & its many visitors. Yard fully fenced, complete w/shed & gazebo frame.

Listing Presented By:



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