



## Spruce Grove Alberta

\$450,000

IMMACULATE 1,532 sq. ft. two-storey half duplex with a DOUBLE ATTACHED GARAGE and a 33 FT. DRIVEWAY, in sought after McLaughlin. This 3 bedroom, 3.5 bathroom home features a FINISHED basement with a SECOND KITCHEN. The open-concept main floor showcases 9 FT CEILINGS, QUARTZ countertops, UPGRADED kitchen cabinetry and a bright, functional layout that's perfect for everyday living and entertaining. Upstairs, the spacious primary bedroom includes a walk-in closet and a private 3 piece ensuite, while two additional bedrooms and a 4 piece bathroom complete the upper level. The finished basement offers flexibility with a SECOND KITCHEN and a 4 piece bathroom, making it ideal for extended family or additional living space. Enjoy the comfort of CENTRAL AIR conditioning, plus the neighbourhood playground across the street. Move-in ready (id:6769)

Second Kitchen Measurements not available

Living room 3.7 m X 4.91 m

Dining room 2.71 m X 2.31 m

Kitchen 2.71 m X 3.21 m

Primary Bedroom 3.47 m X 5.69 m

Bedroom 2 3.22 m X 3.44 m

Bedroom 3 3.08 m X 4.01 m

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:  
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