



## 12 BALMORAL Drive Spruce Grove AB

\$417,000

Welcome to this spectacular 2-storey home located in the desirable Brookwood neighborhood! With 2,327sqft of living space, this home offers plenty of room to grow making it the perfect choice for families looking to settle down in a welcoming community. Soak in the sunshine from the new west-facing living room window and come together for family dinners in the spacious dining room and freshly painted kitchen. Additional family room is ideal for gatherings, office, or kids' play area. All 4 bedrooms and full bath are conveniently located on the upper floor, making it easier to keep an eye on young children. Basement is finished with cozy rec room and large mechanical/laundry room with built-in countertop and cabinetry for in-home workspace. Large, fenced backyard offers plenty of space for relaxation and fun. Double detached garage, space in the back for RV/boat, plus an additional pad in the front makes day-to-day life smoother with extra parking! Excellent schools, parks, paths and nearby shopping.

Listing Presented By:



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