



Spruce Grove Alberta

\$509,000

5 Things to Love About This Alquinn Home: 1) Modern Design: A brand-new 2-storey half duplex with a pressure-treated wood deck and a double attached garage featuring EPOXY flooring. 2) Inviting Main Floor: Open-concept living with an electric fireplace, a kitchen island with breakfast bar, and a walk-through pantry leading to the mudroom with garage access. 3) Smart Layout: A separate entrance provides future potential, while upstairs offers a spacious bonus room, laundry area, and 2 bedrooms. 4) Primary Retreat: Unwind in the primary suite with a walk-in closet and a 5pc ensuite. 5) Ideal Location: Close to parks, playgrounds, schools, and everyday amenities, with quick access to the Yellowhead for an easy commute into Edmonton. Alquinn Homes is currently offering a limited-time promotional package. For the buyer a \$5,000 Costco gift card-- perfect for holiday shopping, groceries, or year-end needs and Air Conditioning, providing year-round comfort. Conditions Apply. *Photos are representative* (id:6769)

Living room 3.26 m X 5.52 m

Dining room 3.16 m X 2.69 m

Kitchen 2.75 m X 3.28 m

Primary Bedroom 3.23 m X 4.74 m

Bedroom 2 3.14 m X 2.86 m

Bedroom 3 3.18 m X 2.86 m

Bonus Room 2.84 m X 4.55 m

Laundry room 1.23 m X 0.99 m

Listing Presented By:



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