



## Spruce Grove Alberta

\$440,000

Prepare to be impressed by this brand new 1600 sq ft duplex, showcasing a modern, clean look throughout. The main floor offers a bright and spacious open layout with a warm fireplace in the living room. The modern kitchen includes stainless steel appliances and plenty of counter space, flowing into a large dining area with easy access to the deck. Upstairs, a spacious bonus room separates the three well sized bedrooms, including a beautiful primary suite with a walk in closet and a 4 piece ensuite. Another 4 piece bathroom adds everyday convenience. The full unfinished basement and double attached garage offer excellent storage, future development potential, and the opportunity to create a legal basement suite with its separate entrance. Outside, enjoy a large deck and a generous backyard perfect for entertaining, relaxing, or enjoying warm summer days. With brand new appliances and the excitement of being the first to live here, this home is truly an exceptional find. Some photos are virtually staged. (id:6769)

Storage 8.9 m X 5.66 m

Living room 3.85 x 3.72

Dining room 2.68 m X 2.24 m

Kitchen 4.21 m X 2.26 m

Mud room 2.19 m X 2.82 m

Pantry 1.86 m X 1.29 m

Family room 2.91 m X 4.22 m

Primary Bedroom 5.67 m X 4.43 m

Bedroom 2 3.2 m X 2.92 m

Bedroom 3 3.03 m X 2.93 m

Laundry room 1.06 m X 1.51 m

Listing Presented By:



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