



## 306 Jespersen Avenue Spruce Grove AB

\$310,000

Are you a first-time buyer or an investor? Take a look at this charming basementless bungalow with a large yard in Spruce Grove! The 1320 sqft home has new flooring and baseboards, new doors and trim, newer air purifier and furnace (furnace approx. 12 years old). There are 3 bedrooms and 2 baths including a 2-pce ensuite, plus spacious living and dining rooms. A front drive and 14x20 garage offer plenty of off-street parking, and the huge back yard has double gates for great access from the back alley plus a 8x12 storage shed. Enjoy a variety of mature trees and perennials, such as mountain ash, crab apple, rose bush, and rhubarb. Located within walking distance to the library, shops, and various services in downtown Spruce Grove, you'll enjoy the perfect blend of tranquility and accessibility. Here's an excellent opportunity for those seeking a low-maintenance home with a large yard in a vibrant community. Don't miss out on the chance to make this lovely property your own!

Listing Presented By:



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