



## Spruce Grove Alberta

\$440,000

Tucked toward the back of a cul-de-sac in one of Spruce Grove's most connected neighbourhoods, this fully-finished half duplex offers the space, upgrades, & location you've been waiting for. The main floor features a large foyer w/ 2pc powder room, 9' ceilings, lovely living room w/ gas fireplace, spacious kitchen w/ center island, quartz countertops, stainless appliances, separate dinette, & walk-through pantry leading to the double-attached garage. Upstairs you'll find three generous-sized bedrooms including a king-sized owner's suite w/ a walk-in closet & adjoining 3pc ensuite, 4pc guest bath, & the convenience of upper-floor laundry, while the basement is finished to include a family room, flex space, & a half bath - ideal for relaxation or a home office. Complete w/ A/C, desirable SOUTH-FACING yard w/ built-in pergola on the exterior deck (perfect for shaded summer afternoons!), this home is right beside the walking trail, & is steps away from 3 schools, playgrounds, restaurants, & public transit. (id:6769)

Living room 3.92 m X 4.21 m

Dining room 3.38 m X 2.37 m

Kitchen 3.54 m X 2.8 m

Primary Bedroom 4.04 m X 3.89 m

Bedroom 2 3.24 m X 4.28 m

Bedroom 3 3.26 m X 3.26 m

Listing Presented By:



Originally Listed by:  
RE/MAX PREFERRED CHOICE

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