



## 37 HEATHERGLEN Close Spruce Grove AB

\$365,000

BEST BUY IN SPRUCE GROVE! 1300+sqft home with DOUBLE 22x24 HEATED INSULATED GARAGE BACKING RESERVE SPACE. The value is unmatched if you are looking to get into the housing market. The 3 bedroom home offers a family friendly main floor plan offers a spacious living room, open island kitchen with lots of storage, sunny dinette & 2pc powder room. The upper floor offers a generous principal bedroom w/3 pc ensuite, 2 additional bedrooms & 4 pc bath. The mostly finished basement has a huge rec room, good storage and utility area. All this plus a superior location with back lane, access to the trail system and park space. Improvements include new roof 2024, HWT 2022, refurbished furnace 2022, washer/dryer 2022 & dishwasher 2024. The property does require its new owner to choose a new color palette for the walls and new modern flooring & roll up their sleeves. Don't miss your opportunity to instantly build equity, come take a peek and fall in love.

Listing Presented By:



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