



## 4 AMBERLEY Bay Spruce Grove AB

\$449,900

PERFECT WALKOUT DUPLEX backing Pond for starter/Investment/Downsizing opportunity Located in the Jesperdale Community of Spruce Grove. This 3 Bedroom, 2.5 Bath, plus loft is located close to schools & Recreation Centre. Main floor has high ceiling foyer and kitchen with modern high gloss cabinetry, quartz countertops, stainless steel appliances and spacious pantry. Perfect for cooking meals and entertaining! Family room has comfortable setting with fireplace and huge windows. Spacious nook with lots of sunlight and half bath finishes main level. Unfinished basement with separate entrance, 9' Ceiling and roughed in bathroom is waiting for creative ideas. DECK with GAS/TRIPLE PANE WINDOWS/NO CONDO FEES.

Listing Presented By:



Originally Listed by:  
Exp Realty

[simrandhanju13@gmail.com](mailto:simrandhanju13@gmail.com)

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)