



## Spruce Grove Alberta

\$439,900

Great value in this spacious, turnkey, fully finished duplex! Ideally located near Tri Leisure Centre & within walking distance to shopping, restaurants, parks, & trails, this home offers perfect blend of convenience & family living. As you enter, you're welcomed by tall ceilings, abundant natural light, & beautiful hardwood flooring throughout open-concept main floor. Living room flows seamlessly into the kitchen, which features a walk-through pantry, & dining area provides access to west-facing backyard -- perfect for entertaining with its large deck & gazebo. Mudroom & 2pc bath complete main level. Upstairs, primary bedroom is accessed through elegant double French doors & includes 4-pc ensuite & walk-in closet. Upper-level laundry adds everyday convenience, along with two additional bedrooms & another full bathroom. Fully finished basement offers even more living space, featuring cozy family room with fireplace, games area, wine room, 4th bedroom, & 3pc bath. Don't forget the double attached garage! (id:6769)

Family room 3.7 m x Measurements not available	Kitchen 3.93 m x Measurements not available
Bedroom 4 3.33 m x Measurements not available	Primary Bedroom 3.65 m x Measurements not available
Utility room 2.88 m x Measurements not available	available
Living room 4.17 m x Measurements not available	Bedroom 2 3.16 m x Measurements not available
Dining room 2.9 m x Measurements not available	Bedroom 3 3.15 m x Measurements not available
	Laundry room 1.79 m x Measurements not available
	available

Listing Presented By:



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