



## Spruce Grove Alberta

\$549,000

Welcome to 44 Morel Drive in one of Spruce Grove's most desirable neighbourhoods! This beautifully maintained home offers outstanding curb appeal, mature trees, and a fully fenced yard creating the perfect private retreat. Inside you'll find a spacious and functional layout featuring 4 bedrooms, 3 bathrooms, and THREE separate living room spaces--ideal for growing families, entertaining, or creating flexible living areas. Enjoy peace of mind with updated windows and a newer hot water tank. Storage is plentiful throughout the home, making organization effortless. Outside, the oversized parking setup accommodates up to SIX vehicles plus RV parking--an incredible bonus! Located close to parks and the scenic Participark trail system, this home offers the perfect blend of nature, convenience, and family living. A fantastic opportunity in a sought-after location! (id:6769)

Family room 6.02 m X 4.29 m

Bedroom 4 3.12 m X 3.21 m

Recreation room 4.2 m X 4.31 m

Living room 4.45 m X 4.16 m

Dining room 4.45 m X 3.19 m

Kitchen 4.63 m X 4.99 m

Primary Bedroom 4.16 m X 3.86 m

Bedroom 2 2.93 m X 3.92 m

Bedroom 3 3.21 m X 3.92 m

Listing Presented By:



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Royal LePage Noralta Real Estate

<http://www.tammycolbow.ca/>

**REMAX Elite**

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8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

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

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