



## Spruce Grove Alberta

\$394,500

Welcome to 6 Vivian Way in Spruce Grove! This well maintained 2-storey home offers nearly 1,800 sq ft of living space plus a fully finished basement. The upgraded kitchen features dark maple cabinets, mirrored backsplash, stainless steel appliances, and modern flooring overlooking the landscaped and fenced backyard. The bright dining nook opens to the spacious living room complete with dark laminate floors, neutral paint, and upgraded trim throughout. The main floor also includes a large front entry and convenient 2-piece bath. Upstairs you'll find a spacious primary bedroom with a huge walk-in closet, 2 additional oversized bedrooms, and a full 4-piece bathroom. The finished basement offers a cozy family room, office/4th bedroom, bathroom, laundry area, and ample storage. Additional features include a high efficiency furnace and insulated 20x22 double garage with alley access. Close to schools, parks, shopping, and easy access to Edmonton. Great opportunity for a young family! (id:6769)

Family room Measurements not available

Office Measurements not available

Living room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



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