



## Spruce Grove Alberta

\$397,500

Located in the sought after community of Greenbury, this turn key townhome is sure to please! With over 1,350sqft of living space plus future development potential in the basement, there is more than enough room as a first time homebuyer, young family or investor. Featuring an open and airy open concept design w/ 9ft main floor ceilings, laminate & ceramic tile flooring, s/s appliances, rich full height cabinetry & upgraded quartz countertops in the kitchen, this home is full of upgrades. Upstairs hosts 3 generous bedrooms including the primary w/ walk in closet and 4 pce ensuite. The backyard is ready for your creative touch with low maintenance landscaping, rear deck w/ nat. gas line and a double detached garage. The location is ideal as you're steps away from Jubilee Park, walking trails, the Splash Park, Prescott Learning Centre, the new ball diamond and quick access to commuter roads leading you right into the west end of Edmonton. (id:6769)

Living room 4.42 m X 5.04 m

Dining room 2.79 m X 3.36 m

Kitchen 3.68 m X 3.54 m

Primary Bedroom 3.97 m X 5.18 m

Bedroom 2 2.86 m X 3.25 m

Bedroom 3 2.86 m X 3.25 m

Listing Presented By:



Originally Listed by:  
RE/MAX PREFERRED CHOICE

<http://www.tannerhawryluk.com/>

**RE/MAX Elite**

**RE/MAX ELITE**

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

Phone: 780-406-4000

Fax:

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.