



## Spruce Grove Alberta

\$480,000

Welcome to this stunning brand new half duplex in the heart of Spruce Grove, built in 2025 with quality finishes and modern design. This beautiful two-storey home offers over 1,685 sq ft of living space with 9-foot ceilings on all three levels, creating a bright and open feel throughout. It features 3 spacious bedrooms, 2 full four-piece bathrooms, and a three-piece bathroom. The main floor showcases a stylish electric fireplace with tile surrounded, perfect for cozy evenings. The exterior combines stone and vinyl siding with an asphalt shingle roof. With a 92 percent efficiency rating and full unfinished basement, this home offers energy savings and future potential. South-facing front exposure brings in plenty of natural light. Located on a flat site near schools, shopping, and all amenities, this never-occupied home is a must-see. (id:6769)

Living room 4.1 m X 4.27 m

Dining room 3.72 m X 2.58 m

Kitchen 6.99 m X 3.7 m

Office 2.12 m X 3.03 m

Primary Bedroom 3.63 m X 3.8 m

Bedroom 2 3.58 m X 4.38 m

Bedroom 3 3.7 m X 3.49 m

Listing Presented By:



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