



## 86 SPRUCE VILLAGE DR Drive Spruce Grove AB

\$314,900

Fantastic investor or first time buyer opportunity! Over 1200 sq ft of finished living space, with 3 upstairs bedrooms, a bright, eat-in kitchen and fenced backyard! The front walkway leads you to a lovely veranda front veranda and into a roomy entryway with coat closet and built in bench - perfect for guests. The living room features large windows for plenty of natural light and the spacious kitchen offers ample counter-space and beautiful kitchen cabinetry. Upstairs are 3 generously sized bedrooms, the primary offering a walk in closet, and a 4 piece bathroom. The basement is open and waiting to be finished with 2 LARGE windows, perfect for 2 additional bedrooms, plumbed in for a bathroom, and featuring a new washer and dryer! The backyard is fully fenced and easily viewable from the large kitchen windows to keep an eye on the kids. This is an adorable & affordable opportunity in the family friendly neighbourhood of Spruce Village!

Listing Presented By:



Originally Listed by:  
Exp Realty

sarah.warrener@exprealty.com  
<https://www.sellingedmontonandwest.com>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000  
Fax:  
[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)