



## Spruce Grove Alberta

\$425,000

Step into 2,260 sqft of timeless, air-conditioned living in this timeless bungalow, peacefully nestled in a tranquil cul-de-sac with no through traffic--mere steps from parks, schools, & meandering walking trails. The main level offers three generously sized bedrooms, including a serene primary retreat with private 2-pc ensuite. A stylish 4-piece main bath, modern color palette, & newer windows throughout enhance the home's contemporary appeal, while a gas fireplace adds a touch of cozy elegance to the south-facing living room. The expansive kitchen exudes warmth & functionality, and paired with the dining room, they're ideal for both everyday living & entertaining. Downstairs, a fully finished basement reveals a vast recreation room, along with a 2nd oversized primary suite complete with a private 3-pc ensuite & laundry area. Outdoors, a sprawling pie-shaped lot showcases a beautifully fenced backyard. The heated double garage & front extended driveway provide ample space for vehicles, trailers or RV. (id:6769)

Family room 27'9 x 25'11

Bedroom 4 19'10 x 14'1

Laundry room 14'11 x 11'3

Living room 19'2 x 13'

Dining room 8'10 x 8'0

Kitchen 14'11 x 13'4

Primary Bedroom 13'3 x 10'5

Bedroom 2 11'5 x 7'11

Bedroom 3 11'4 x 11'4

Listing Presented By:



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