



## Spruce Grove Alberta

\$420,000

Beautiful duplex nestled in a quiet cul-de-sac, offering a functional open-concept layout and modern finishes throughout. The main floor features a stunning kitchen with ample cabinetry, a spacious dining area, and a bright family room with a cozy fireplace. A convenient 2-piece bathroom completes the main level. Upstairs, you'll find a generous bonus room, three bedrooms, a 4-piece main bathroom, and a spacious primary suite with a 3-piece ensuite and walk-in closet. Upper-floor laundry adds everyday convenience. The fully finished basement offers a large recreation room, a 3-piece bathroom, and a utility room with a sink. Recent upgrades include a NEW FURNACE and HOT WATER TANK, fresh paint throughout, new basement flooring, and a professional cleaning. Enjoy central air conditioning, a great-sized backyard with a deck and storage shed, plus a double HEATED attached garage. Ideally located close to shopping, schools, parks, and other amenities. (id:6769)

Recreation room 5.86 m X 6.94 m

Utility room 3.17 m X 6.94 m

Living room 4.26 m X 3.7 m

Dining room 2.69 m X 3.24 m

Kitchen 3.49 m X 3.24 m

Family room 4.26 m X 3.7 m

Primary Bedroom 4.81 m X 3.23 m

Bedroom 2 2.98 m X 2.84 m

Bedroom 3 3.25 m X 2.8 m

Bonus Room 5.33 m X 3.61 m

Laundry room 1.44 m X 1.94 m

Listing Presented By:



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