



## Spruce Grove Alberta

\$480,000

Welcome to this stunning 2025-built home, with 2,230 SqFt of total finished living space on 4 levels, perfectly located in a mature & highly sought-after Spruce Grove neighborhood. Offering the rare opportunity to enjoy brand-new construction within an established community, this brand new home delivers modern comfort, efficiency, & family-friendly functionality. This fully finished home features 4 bedrooms, a versatile flex area, spacious living room, & a rec room room ideal for family living. Large triple-pane windows flood the home w/natural light, while vinyl & carpet flooring provide durability & comfort. An HRV system enhances indoor air quality, & all appliances are brand new. Surrounded by mature trees & neighboring established homes, the property offers ample parking & is ideally located near Heritage Park, schools, parks, & playgrounds. Completing the package is a single detached 13.25' x 17' deep garage. Turnkey, move-in-ready home in a prime location! (id:6769)

Bedroom 4 4.69 m X 3.61 m

Storage 1.23 m X 3.86 m

Recreation room 6 m X 6.29 m

Living room 6.46 m X 3.8 m

Dining room 3.32 m X 4.43 m

Kitchen 3.14 m X 3.52 m

Primary Bedroom 3.3 m X 3.94 m

Bedroom 2 3.05 m X 5.03 m

Bedroom 3 3.04 m X 2.73 m

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

<https://tysonmoroz.com/>

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