



## Spruce Grove Alberta

\$395,000

Welcome to Regal Point, an 18+ age-restricted community backing onto the beautifully treed Heritage Park trail in central Spruce Grove, near Queen Street Medical Centre. This well-maintained, 3-level split was built in 2006 & offers over 1,800 sf of developed living space. Generous front entry transitions smoothly to the double (18'Wx20'L) attached garage & laundry room. Impressive main floor features a great room concept w/ vaulted ceiling, hardwood flooring, corner gas f/p, many windows, kitchen w/ brand new countertops & corner pantry. Enjoy your morning coffee on your east-facing balcony. Upstairs: 4-pc bath, 2 bedrooms including the oversized primary w/ walk-in closet & 4-pc ensuite. Professionally developed 3rd level has just been completed to include a 4-pc bath & WALK-OUT family room w/ sliding patio door access to the covered rear patio. Upgrades: New Carpet, A/C, Refrigerator (2020), Dishwasher (2024), HWT (2021) & Shingles (2019). Only \$145/month for lawn maintenance & street snow removal! (id:6769)

Family room 5.16 m X 6.32 m

Living room 4.45 m X 5.33 m

Dining room 2.73 m X 2.31 m

Kitchen 3.21 m X 4.78 m

Laundry room 1.74 m X 2.01 m

Primary Bedroom 3.81 m X 4.24 m

Bedroom 2 3.04 m X 3.56 m

Listing Presented By:



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