



## Spruce Grove Alberta

\$425,000

2021-built beautiful, modern half duplex with attached double garage (20Wx24L, insulated, water) at the end of a quiet cul-de-sac in Tonewood. This 1,712 sq ft (plus full basement) home features central AC, LVP flooring, top floor laundry and a great open concept floor plan. On the main level: 2-pc powder room, spacious living room with electric fireplace & built-in sound system, bright dining area with deck access and a gourmet kitchen with eat-up island, granite countertops and a walk-through pantry that leads to the mudroom & garage. Upstairs: bonus office space, 2 full bathrooms and 3 bedrooms including the owner's suite with walk-in closet, 4-piece ensuite and access to the top floor laundry room. The partially finished basement makes a perfect hobby room with its built-in work benches. The fenced & landscaped yard features a covered deck with powered screens, hot tub, patio and 10x16 shed with power. Located near Jubilee Park and all the amenities of Spruce Grove. Must see! (id:6769)

Living room 4.66 m X 4.42 m

Dining room 2.99 m X 3.76 m

Kitchen 2.77 m X 2.7 m

Pantry 2.07 m X 1.63 m

Mud room 1.24 m X 2.47 m

Primary Bedroom 4.17 m X 3.74 m

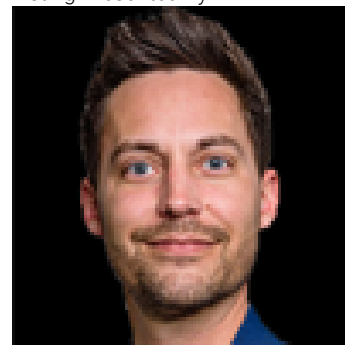
Bedroom 2 3.25 m X 3.58 m

Bedroom 3 2.94 m X 2.54 m

Bonus Room Measurements not available

Laundry room 1.56 m X 3.09 m

Listing Presented By:



Originally Listed by:  
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