



## Spruce Grove Alberta

\$439,900

Located in the quiet community of Spruce Ridge awaits a family friendly home with room to grow! This 3 bed, 2.5 bath home feat. over 1,750sqft above grade with hardwood & ceramic tile floors, s/s appliances, maple cabinetry and main floor laundry, a sizeable bonus room w/ corner gas fireplace, a primary fit for a king bed w/ walk-in closet and 4 pce ensuite, new shingles in 2019, central A/C & furnace in 2023, hot water tank in 2024 and so much more. The basement is ready to be finished and makes this home a great fit for years to come. Location is key as you're steps away from MAJOR amenities, the Tri Leisure Center, Superstore, Home Depot, Walmart and commuter roads making it a quick drive to West Edmonton. (id:6769)

Living room 3.82 m X 4.26 m

Dining room 3.78 m X 2.17 m

Kitchen 3.78 m X 3.3 m

Primary Bedroom 3.69 m X 4.55 m

Bedroom 2 3.78 m X 2.79 m

Bedroom 3 3.53 m X 3.02 m

Bonus Room 5.75 m X 4.48 m

Listing Presented By:



Originally Listed by:  
RE/MAX PREFERRED CHOICE

<http://www.tannerhawryluk.com/>

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.