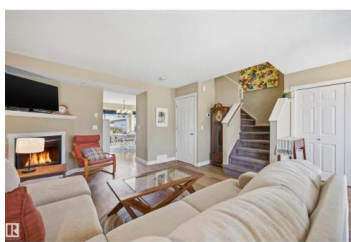


Spruce Grove Alberta

Spruce Village

\$359,900



EXTENSIVELY UPDATED HOME IN SPRUCE VILLAGE WITH FAMILY-FRIENDLY APPEAL! 2024 upgrades include new roof (30-year architectural shingles), porch stairs & sliding gate. 2022 upgrades include luxury vinyl plank flooring and trim, Lennox furnace (Elite Series, 96% high efficient), washer & dryer, fridge, stove, dishwasher (all energy efficient), and upgraded half-bath. This well-maintained 3 bed half duplex offers a charming front porch with a custom sliding gate—perfect for kids and pets. Inside features a bright living room with gas fireplace flowing into the kitchen and dining area, plus a 2PC bath and access to the private, fully fenced backyard. The yard features xeriscape (drought tolerant) landscaping with drought resistant grass, native plants, and low water needs. Upstairs offers 2 bedrooms, each with their own 4PC ensuite and walk-in closet. Fully finished basement with 3rd bedroom, 4PC bath, living space, and laundry. Close to parks, schools, and amenities. (id:6769)

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