



## Spruce Grove Alberta

\$330,000

PICTURE-PERFECT 2-Storey townhouse ready to welcome you home--stylish home offering 9' ceilings on the main & a fresh, modern feel w/refreshed interior paint (2025), new carpet & laminate flooring. Thoughtfully designed, featuring 2 spacious primary bedrooms--each w/it's own ensuite & walk-in closet--plus convenient upper laundry & a bright, sunlit staircase. The kitchen impresses w/ample cabinetry, generous counter space, newer high-end appliances, pantry & water filtration system to sink/fridge. Enjoy open living & dining areas, private balcony w/gas BBQ hookup & a handy main flr 2-pc bath. The unfinished basement w/bath rough-in offers excellent future potential. Extras include A/C, central vac & a single attached finished garage w/floor drain & faucet, plus driveway & street parking. Well-kept 8-unit complex, no age restrictions, small pets allowed. Steps to Spruce Grove's scenic walking trails, Central Park, schools, downtown shopping w/quick access to Hwy 16A (id:6769)

Living room 5.53 m X 4.01 m

Dining room 3.18 m X 3.1 m

Kitchen 3.15 m X 3.02 m

Primary Bedroom 4.81 m X 4.2 m

Bedroom 2 3.29 m X 4.38 m

Listing Presented By:



Originally Listed by:

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