



## Spruce Grove Alberta

\$499,000

Welcome to this thoughtfully designed 4 bedroom home in the sought-after community of Greenbury, ideally located close to walking trails & schools. Built on SanRuco's Emily floor plan, the main level offers 9' ceilings, vinyl plank flooring, cozy living room w/electric fireplace & features upgraded lighting. Contemporary kitchen features floor-to-ceiling cabinetry, quartz counters, large pantry & custom wainscoting. The west-facing front window floods the home with natural light. Mud room provides access to the fully fenced back yard. Upper level features 3 bedrooms, has no carpet, includes the convenience of laundry room; primary bedroom includes walk-in closet w/built-in shelving & 4-pc ensuite complete w/double sinks & tile shower. Fully finished basement includes large family room, 4th bdrm & 3pc bath. Additional features include triple pane windows, stone front exterior, exposed aggregate stairway case & double garage w/back alley access. (id:6769)

Family room 4.75 m X 5.32 m

Bedroom 4 2.69 m X 3.14 m

Utility room 1.78 m X 3.14 m

Living room 5.28 m X 4.16 m

Dining room 2.74 m X 4.18 m

Kitchen 3.75 m X 4.3 m

Primary Bedroom 4.36 m X 3.54 m

Bedroom 2 4.01 m X 2.87 m

Bedroom 3 3.44 m X 2.86 m

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

<https://tysonmoroz.com/>

**ROYAL LePAGE**  
Locations West Realty

**Royal LePage Locations West  
Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
[tammykozari@gmail.com](mailto:tammykozari@gmail.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.