



## Spruce Grove Alberta

\$225,000

Discover 1,712 sq ft of vibrant, modern living in this 2-storey, end unit townhome. Rich vinyl plank flooring sweeps across the main level, guiding you into a gleaming, fully equipped kitchen with stylish island and into the inviting dining room, aglow with elegant contemporary lighting. The sunlit living room is bright and airy, with golden morning light pouring in from beyond the party-sized deck, overlooking a lush, tree-kissed greenspace just outside the fully fenced backyard—your own private paradise. Upstairs, three generously sized bedrooms await, including a charming primary retreat with a spacious, flex-sized walk-in closet. A 4pc bathroom adorned with double sinks and chic subway-tiled shower serves the upper floor with flair. The finished basement offers a large, versatile space—ideal for a home theatre, fourth bedroom, fitness studio, or creative escape—along with a dedicated laundry room & handy 2-piece bath just down the hall. Your personal parking stall sits just steps from your front door. (id:6769)

Family room 18'1 x 13'8

Laundry room 11'4 x 10'10

Living room 19'3 x 10'11

Dining room 12'2 x 7'2

Kitchen 13'3 x 9'3

Primary Bedroom 12'6 x 9'8

Bedroom 2 13'2 x 10'7

Bedroom 3 9'8 x 8'3

Listing Presented By:



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Royal LePage Noralta Real Estate

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