



Spruce Grove Alberta

\$393,000

Modern & meticulously crafted for an aesthetic atmosphere, this 2014 duplex offering 2,002 sq ft of functional living space, is selectively situated in the desirable community of Hilldowns, where fine dining, shopping and easy access to the Yellowhead, are but a mere minute away. An open concept main floor embraces a contemporary colour palette as laminate flooring extends past the 2pc powder room, beyond the kitchen, so stylishly outfitted with stainless steel appliances, granite counters & island including bar-style seating, before accenting the glorious sun-fed corner of the dining room. The living room presents a gas fireplace and vistas of your sanctuary of a yard. Private quarters upstairs unite 3 bedrooms serviced by a 4pc main bath, including the primary retreat, crowned with a huge walk-in closet, & has a 3pc ensuite. The basement offers unfinished space for what you need most, and roughed in plumbing for 4th bathroom. Single garage & fenced yard backing an open space make this home a must have! (id:6769)

Living room 13'4 x 12'8

Dining room 9'9 x 9'5

Kitchen 11'8 x 11'2

Primary Bedroom 12'5 x 12'4

Bedroom 2 11'9 x 9'11

Bedroom 3 11'4 x 9'11

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:
Royal LePage Noralta Real Estate

<http://movewithmarty.realtor/>



**Royal
Le Page Noralta Spruce Grove**

#230, 70 Mcleod Ave , Spruce
Grove, AB,

Phone: 780-920-0550

Fax:

tyson@royallepage.ca

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.