

## **\$472,000 - 81 Avonlea Way, Spruce Grove**

MLS® #E4431072

**\$472,000**

3 Bedroom, 3.00 Bathroom, 1,613 sqft

Single Family on 0.00 Acres

Aspen Glen, Spruce Grove, AB

If you are looking for a TURNKEY home, to just move in and enjoy & not worry about anything for awhile, this is it! Located in a beautiful neighborhood of Aspen Glen, next to walking trails, golf course and close to major commutes, this home is perfect for raising a family! The main floor features a spacious floor plan with bright living room, kitchen (& corner pantry), dining room with sliding doors to the south facing back yard, two pc bath & laundry/mudroom entrance to the double attached garage. Upstairs you will find a cozy bonus room with vaulted ceilings, two spacious bedrooms with 4 pc main bath & generous primary suite with walk through 4 pc ensuite & walk in closet! Basement is fully finished & is perfect for entertaining! Large family room with 2 pc bath (roughed in shower) & storage/utility room. Recent updates include new laminate flooring & paint on main floor, new furnace & A/C! South facing back yard features a massive deck, storage shed & plenty of space for kids & pets!

Built in 2008

### **Essential Information**

MLS® # E4431072

Price \$472,000

Bedrooms 3



Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,613
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	81 Avonlea Way
Area	Spruce Grove
Subdivision	Aspen Glen
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4R5

### Amenities

Amenities	Air Conditioner, Deck, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Millgrove
Middle	Brookwood
High	Spruce Grove Comp

### **Additional Information**

Date Listed	April 15th, 2025
Days on Market	4
Zoning	Zone 91

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