

## **\$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!

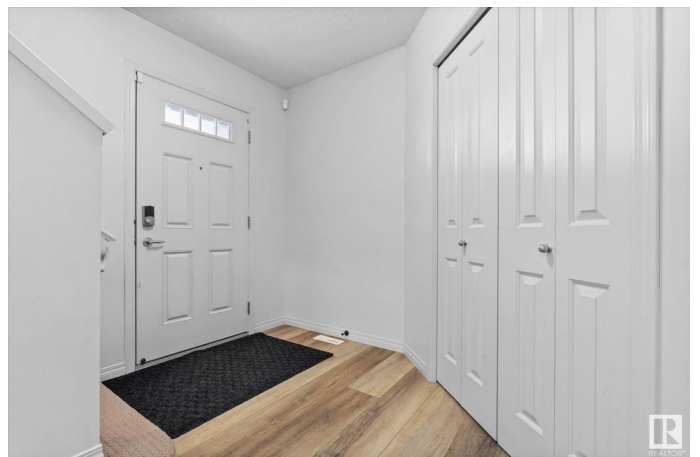
Built in 2008

### **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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Listing information last updated on April 19th, 2025 at 6:02am MDT