

## \$412,500 - 64 Austin Court, Spruce Grove

MLS® #E4439766

**\$412,500**

3 Bedroom, 2.50 Bathroom, 1,259 sqft

Single Family on 0.00 Acres

Aspen Glen, Spruce Grove, AB

An amazing place to call HOME! Welcome to the amazing community of Aspenglen. This beautiful duplex is situated on a MASSIVE PIE-SHAPED LOT, backing a walking trail that leads to a breathtaking greenspace/pond area. Walking in, you are greeted by beautiful laminate floors, an open concept main floor layout, spacious kitchen with stainless appliances, corner pantry and a large island. The living room is also a great size as well as the dining space, which leads to the large deck perfect for entertaining and taking in the views of the kids in the backyard. The upper level hosts a bonus/flex space, 3 large bedrooms & a 4pc. main bathroom. The WALKOUT basement is fully finished with a beautiful 3pc. bathroom & living room space, as well as laundry. Slide open the patio doors and you'll be blown away by the enormous yard! All this PLUS AIR CONDITIONING & SINGLE ATTACHED GARAGE!!

Built in 2013

### Essential Information

MLS® #	E4439766
Price	\$412,500
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,259
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	64 Austin Court
Area	Spruce Grove
Subdivision	Aspen Glen
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0N4

### Amenities

Amenities	Air Conditioner, Deck, Walkout Basement
Parking	Single Garage Attached

### Interior

Appliances	Air Conditioner-Window, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Golf Nearby, Playground Nearby, Public Transportation, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 31st, 2025

Days on Market 8

Zoning Zone 91

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