

\$499,999 - 44 Amberley Bay, Spruce Grove

MLS® #E4416138

\$499,999

3 Bedroom, 2.50 Bathroom, 1,733 sqft
Single Family on 0.00 Acres

Aspen Glen, Spruce Grove, AB

PERFECT WALKOUT DUPLEX backing Pond for starter/Investment/Downsizing opportunity Located in the Jesper dale Community of Spruce Grove. This 3 Bedroom, 2.5 Bath, plus loft is located close to schools & Recreation Centre. Main floor has high ceiling foyer and kitchen with modern high gloss cabinetry, quartz countertops, stainless steel appliances and spacious pantry. Perfect for cooking meals and entertaining! Family room has comfortable setting with fireplace and huge windows. Spacious nook with lots of sunlight and half bath finishes main level. Unfinished basement with separate entrance, 9' Ceiling and roughed in bathroom is waiting for creative ideas. DECK with GAS/TRIPLE PANE WINDOWS/NO CONDO FEES And Landscaping is included.

Built in 2024



Essential Information

MLS® #	E4416138
Price	\$499,999
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,733
Acres	0.00

Year Built	2024
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	44 Amberley Bay
Area	Spruce Grove
Subdivision	Aspen Glen
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2X4

Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Golf Nearby, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed December 15th, 2024

Days on Market 88

Zoning Zone 91

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