



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**23 Spruce Crescent
St. Albert, Alberta**

MLS # A2327266



\$424,900

Division:	Sturgeon		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,042 sq.ft.	Age:	1962 (64 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Interior Lot		

Heating:	Central	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Welcome to this well-maintained bungalow situated on a huge lot in the highly sought-after community of Sturgeon Heights! The main floor offers 3 spacious bedrooms, a full bathroom, and a bright, functional layout. The developed basement features 2 additional bedrooms, 1 full bathroom, and a second kitchen, providing excellent flexibility for extended family or as a mortgage helper. Enjoy peace of mind with numerous upgrades including newer windows, exterior insulation wrap, newer siding, additional attic insulation, a sump pump, a newer high-efficiency furnace, and a roof replaced last year. Outside, you'll find a detached double garage and an expansive backyard with plenty of room to enjoy. Ideally located close to parks, schools, shopping, and all amenities, this is a fantastic opportunity for families, investors, or anyone looking for a home on a large lot.