

## \$449,888 - 56 Avery Cove, Spruce Grove

MLS® #E4435968

**\$449,888**

3 Bedroom, 2.50 Bathroom, 1,582 sqft

Single Family on 0.00 Acres

Aspen Glen, Spruce Grove, AB

"Welcome to this beautifully maintained home in the sought-after community of Jesperdale in the heart of Spruce Grove. This immaculate 3 bed, 2.5 bath duplex is located in a Cul de sac. This home features an open concept floorplan, quartz countertops, stainless steel appliances and a walk-in pantry. Upstairs you will find your Primary escape with a Walk-in closet and your own ensuite bathroom. Two additional bedrooms along with an upstairs laundry room complete this floor. There is also a finished basement with potential to add another bath if desired. This home backs onto a fully landscaped municipal park reserve. You'll enjoy gorgeous views of the pond with direct access to Spruce Grove's network of paved walking trails making it easy to get outdoors and enjoy all the community has to discover. Enjoy your back Deck and taking in the views. In the highly regarded Mill Grove school area. The Links Golf Course is minutes away. There is potential for a home-based business such as a hair salon.

Built in 2017

### Essential Information

MLS® # E4435968

Price \$449,888

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,582
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	56 Avery Cove
Area	Spruce Grove
Subdivision	Aspen Glen
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0X8

### Amenities

Amenities	Air Conditioner, Deck, Front Porch, Hot Water Natural Gas, Walkout Basement
Parking	Front Drive Access, Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric
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, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 12th, 2025

Days on Market                9

Zoning                            Zone 91

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Listing information last updated on May 20th, 2025 at 11:47pm MDT