

## **\$849,900 - 80 Prospect Place, Spruce Grove**

MLS® #E4420968

**\$849,900**

6 Bedroom, 3.50 Bathroom, 2,676 sqft

Single Family on 0.00 Acres

Prescott, Spruce Grove, AB

Imagine a house having it all - so much space, rolling lake and landscape views, walking paths to school, modern finishings, decedent upgrades, a WALK OUT basement, and only one side neighbour. This home is here. Not to mention, the most conscientious maintenance. This newer and wonderfully upgraded home over at 2600sf and a 40ft wide lot has TWO FURNACES, TANKLESS WATER, AC, HEATED TRIPLE GARAGE w EXTRA WIDE DRIVEWAY, TRIPLE PANE WINDOWS w CUSTOM BLINDS, 2 FIREPLACES 9 ft main and basement, and 8ft 2nd floor CEILINGS, dura-deck DECKS and a CONCRETE PATIO, one deck is the full width of the house, the other off your primary bedroom. Upgraded landscaping including 5 fruit bearing trees, amongst your fountain and maintenance free exterior. There are four very well sized bedrooms upstairs, with two additional oversized bedrooms in the basement. The home has an IMMACULATE chef's dream kitchen. All shelving throughout is MDF. This opulent home is looking for the perfect family to carry on its legacy. Come home.

Built in 2020

### **Essential Information**

MLS® # E4420968

Price \$849,900



Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,676
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	80 Prospect Place
Area	Spruce Grove
Subdivision	Prescott
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0E2

### Amenities

Amenities	Off Street Parking, Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home, Vinyl Windows, Walkout Basement, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling
Parking	Tandem, Triple Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Gas, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Remote Control, Wall Mount, See Remarks
Stories	3
Has Basement	Yes

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Brick, Vinyl

Exterior Features      Backs Onto Lake, Backs Onto Park/Trees, Corner Lot, Fenced, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, No Back Lane, No Through Road, Park/Reserve, Paved Lane, Playground Nearby, Private Setting, Schools, Shopping Nearby

Roof                              Asphalt Shingles

Construction              Wood, Brick, Vinyl

Foundation                  Concrete Perimeter

**Additional Information**

Date Listed                      February 10th, 2025

Days on Market              125

Zoning                              Zone 91

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