

\$365,000 - 1223 Mcleod Avenue, Spruce Grove

MLS® #A2230994

\$365,000

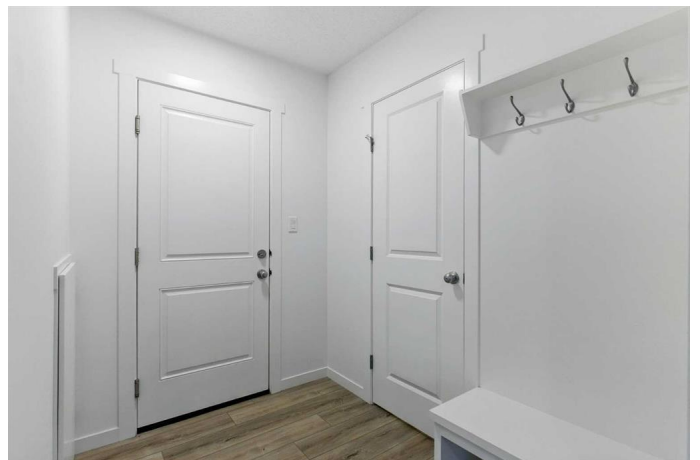
2 Bedroom, 3.00 Bathroom, 1,168 sqft

Residential on 0.02 Acres

N/A, Spruce Grove, Alberta

NO CONDO FEES and AIRCONDITIONING

- Looking for an airconditioned townhome with out condo fees in a PRIME location? This is it! Come have a look at this practically new town home in the desirable community of Easton. With 2 bedrooms and a spacious den its perfect for working professionals and small families. Upon entering you'll find your office/den/spare room (with a large window) and stairs going up to your main floor. On the main floor you'll find an open floor plan, large living room, dining room and kitchen with upgraded appliances, a custom built-in pantry as well access to your glass enclosed balcony and privacy wall. Make sure to note the golden hardware on the cabinets, upgraded lighting fixtures, luxury vinyl plank flooring and quartz counter tops throughout this home . On the 3rd floor you'll retreat to your comfortable primary bedroom with 3 pc ensuite, main bathroom with a deep set tub and secondary south facing bedroom. You'll also find a custom built-in bookshelf and stacked washer/dryer on the 3rd floor . The master bedroom faces north and looks down on your newly landscaped fully fenced front yard. You have a single attached garage and parking pad, and black out zebra blinds included as well. This home is a corner unit, that means only 1 shared wall and a larger floor plan. Take advantage of this turn-key opportunity that's next to an open green space/childrens park, community trails and pond, walking distance to superstore, safeway, beerhunter, dental offices, gas



stations, liquor stores, outdoor skating (in the winter) and movie theatre while you can! This area is also awaiting completion of Myshak Metro Ballpark , countless business developments and other amenities/shopping soon!

Built in 2024

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2230994 |
| Price | \$365,000 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,168 |
| Acres | 0.02 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 1223 Mcleod Avenue |
| Subdivision | N/A |
| City | Spruce Grove |
| County | Spruce Grove |
| Province | Alberta |
| Postal Code | T7X 4A9 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 1 |
| Parking | Concrete Driveway, Garage Door Opener, Garage Faces Rear, Insulated, Secured, Single Garage Attached, Enclosed |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Bookcases, Built-in Features, Quartz Counters, Recessed Lighting |
| Appliances | Central Air Conditioner, Dishwasher, Induction Cooktop, Microwave Stacked, Window Coverings |
| Heating | Central, High Efficiency, ENERGY STAR |
| Cooling | Central Air, ENERGY STAR |
| Basement | None |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, Lighting |
| Lot Description | Back Lane, Corner Lot, Fenced, Level, Low Maintenance Landscaping |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 13th, 2025 |
| Days on Market | 5 |
| Zoning | EPL |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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