

## \$410,000 - 20 Aurea Bay, Spruce Grove

MLS® #E4432714

**\$410,000**

3 Bedroom, 2.50 Bathroom, 1,518 sqft

Single Family on 0.00 Acres

Jesperdale, Spruce Grove, AB

Welcome to this beautiful property in the neighborhood of Jesperdale in Spruce Grove! This Duplex backs onto the golf course adding a gorgeous view to your everyday living! The open concept on the main floor is absolutely amazing for you and your family. The main floor also offers you an office space or playroom for kids. You will find 3 bedrooms (Including Primary) upstairs as well as laundry and 2 full bathrooms including the ensuite. This home features just over 1500 sqft<sup>2</sup> with an unfinished basement for you to add your own touch to it. This property is close to schools, shopping and more!

Built in 2015

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4432714      |
| Price          | \$410,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,518         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |              |
|-------------|--------------|
| Address     | 20 Aurea Bay |
| Area        | Spruce Grove |
| Subdivision | Jesperdale   |
| City        | Spruce Grove |
| County      | ALBERTA      |
| Province    | AB           |
| Postal Code | T7X 0V4      |

### Amenities

|                |                                                              |
|----------------|--------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Exterior Walls- 2"x6", No Animal Home |
| Parking Spaces | 2                                                            |
| Parking        | Insulated, Single Garage Attached                            |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                             |
| Stories           | 2                                                                                                                     |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                      |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                           |
| Exterior Features | Cul-De-Sac, Golf Nearby, Park/Reserve, Public Swimming Pool, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                      |
| Construction      | Wood, Vinyl                                                                           |
| Foundation        | Concrete Perimeter                                                                    |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 3                |
| Zoning         | Zone 91          |

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Listing information last updated on April 28th, 2025 at 5:17am MDT