

## \$397,000 - 86 Austin Court, Spruce Grove

MLS® #E4454971

**\$397,000**

3 Bedroom, 2.50 Bathroom, 1,417 sqft

Single Family on 0.00 Acres

Aspen Glen, Spruce Grove, AB

WOW! Perfect for first-time buyers and families, this 3bd~3bth duplex offers over 1450 sqft of immaculate living space and meticulously maintained. Truly move-in ready, it features hardwood flooring throughout the main floor, fresh paint, custom feature walls, stainless steel appliances, and new deck. The bright, open layout is filled with natural light and offers plenty of space to gather and grow with a convenient main floor den makes the perfect home office or playroom. Enjoy the comfort of central A/C and the convenience of a heated garage. Upstairs, the home boasts vinyl plank flooring throughout and a generous primary with a full ensuite and WIC, plus two additional bedrooms and another full bath ideal for kids, guests, or a home office. The private backyard is perfect for playtime or summer BBQs. Just steps from a scenic pond, parks, and walking paths, and close to schools and shopping, this home blends style, comfort, and convenience in a family-friendly location. Welcome Home!

Built in 2014

### Essential Information

MLS® # E4454971

Price \$397,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,417
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	86 Austin Court
Area	Spruce Grove
Subdivision	Aspen Glen
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0N4

### Amenities

Amenities	On Street Parking, Air Conditioner, Deck, Detectors Smoke, Hot Water Electric, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks, 9 ft. Basement Ceiling
Parking	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, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 28th, 2025
Zoning	Zone 91

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Listing information last updated on August 28th, 2025 at 4:18pm MDT