

## \$719,900 - 32 Avonlea Way, Spruce Grove

MLS® #E4422562

**\$719,900**

3 Bedroom, 2.50 Bathroom, 2,497 sqft

Single Family on 0.00 Acres

Jesperdale, Spruce Grove, AB

Welcome to Jesperdale! Combining luxury with functionality, this property features a 3 car garage and a breathtaking open-to-above great room. The main lvl is thoughtfully designed with a versatile den, convenient mudroom, and a walkthru pantry that leads into a chef's kitchen, complete with quartz ctops and elegant ceiling-height cabinets. Moving upstairs, you'll discover 3 spacious bdrms, including a stunning primary suite that boasts a walk-in closet, a striking tray ceiling, and a feature wall. An inviting bonus room offers the perfect space for relaxation or entertainment, while an upstairs laundry room with an added sink adds a touch of convenience to daily life. With 9-foot ceilings on both the main and basement lvls, the home feels open and inviting throughout. Additional highlights include tankless hot water, garage drain, BBQ gas line, MDF shelving, and triple-pane windows. Quick possession!

Built in 2024

### Essential Information

MLS® #	E4422562
Price	\$719,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	2,497
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	32 Avonlea Way
Area	Spruce Grove
Subdivision	Jesperdale
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0Y3

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Hot Water Tankless, HRV System
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Hood Fan
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed February 22nd, 2025

Days on Market 70

Zoning Zone 91

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