

\$412,500 - 64 Austin Court, Spruce Grove

MLS® #E4439766

\$412,500

3 Bedroom, 2.50 Bathroom, 1,259 sqft

Single Family on 0.00 Acres

Aspen Glen, Spruce Grove, AB

An amazing place to call HOME! Welcome to the amazing community of Aspenglen. This beautiful duplex is situated on a MASSIVE PIE-SHAPED LOT, backing a walking trail that leads to a breathtaking greenspace/pond area. Walking in, you are greeted by beautiful laminate floors, an open concept main floor layout, spacious kitchen with stainless appliances, corner pantry and a large island. The living room is also a great size as well as the dining space, which leads to the large deck perfect for entertaining and taking in the views of the kids in the backyard. The upper level hosts a bonus/flex space, 3 large bedrooms & a 4pc. main bathroom. The WALKOUT basement is fully finished with a beautiful 3pc. bathroom & living room space, as well as laundry. Slide open the patio doors and you'll be blown away by the enormous yard! All this PLUS AIR CONDITIONING & SINGLE ATTACHED GARAGE!!

Built in 2013

Essential Information

| | |
|------------|-----------|
| MLS® # | E4439766 |
| Price | \$412,500 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |



| | |
|----------------|---------------|
| Half Baths | 1 |
| Square Footage | 1,259 |
| Acres | 0.00 |
| Year Built | 2013 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 64 Austin Court |
| Area | Spruce Grove |
| Subdivision | Aspen Glen |
| City | Spruce Grove |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7X 0N4 |

Amenities

| | |
|-----------|---|
| Amenities | Air Conditioner, Deck, Walkout Basement |
| Parking | Single Garage Attached |

Interior

| | |
|--------------|---|
| Appliances | Air Conditioner-Window, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Cul-De-Sac, Fenced, Golf Nearby, Playground Nearby, Public Transportation, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed May 31st, 2025

Days on Market 9

Zoning Zone 91

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Listing information last updated on June 9th, 2025 at 3:47am MDT