

## \$475,000 - 30 Avery Cove, Spruce Grove

MLS® #E4436422

**\$475,000**

3 Bedroom, 3.50 Bathroom, 1,616 sqft

Single Family on 0.00 Acres

Aspen Glen, Spruce Grove, AB

Located on a LARGE lot in a cul de sac backing a pond, this 1,450+sqft 3 bed, 2.5 bath WALKOUT duplex is ready for you! Perfect for singles, families and empty-nesters! This double car garage duplex features a spacious open concept floor plan, 9ft ceilings on the main with large windows with tons of natural light, crisp white cabinetry with modern quartz countertops throughout, tiled backsplash, ceramic tile & hardwood flooring and a walk in pantry. Upstairs you'll find a spacious master bedroom with a 4pce ensuite & walk in closet, convenient top floor laundry, another bathroom and two more bedrooms. The basement is fully finished with a family space, full 4 pce bathroom and gym space. The backyard comes fully landscaped and is your own private oasis overlooking a pond. This home is centrally located in Spruce Grove in the Jesperdale Community and is perfect for anyone who enjoys walking paths, trails, parks and easy access to all of Spruce Grove's amenities.

Built in 2017

### Essential Information

MLS® # E4436422

Price \$475,000

Bedrooms 3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,616
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	30 Avery Cove
Area	Spruce Grove
Subdivision	Aspen Glen
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4R5

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Patio, Vinyl Windows, Walkout Basement
Parking	Double 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
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 14th, 2025
Days on Market	3
Zoning	Zone 91

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Listing information last updated on May 17th, 2025 at 6:17am MDT