\$365,000 - 1223 Mcleod Avenue, Spruce Grove

MLS® #A2230994

\$365,000

2 Bedroom, 3.00 Bathroom, 1,168 sqft Residential on 0.02 Acres

N/A, Spruce Grove, Alberta

NO CONDO FEES and AIRCONDITIONING - Looking for an airconditioned townhome with out condo fees in a PRIME location? This is it! Come have a look at this practically new town home in the desirable community of Easton. With 2 bedrooms and a spacious den its perfect for working professionals and small families. Upon entering you'll find your office/den/spare room (with a large window) and stairs going up to your main floor. On the main floor you'll find an open floor plan, large living room, dining room and kitchen with upgraded appliances, a custom built-in pantry as well access to your glass enclosed balcony and privacy wall. Make sure to note the golden hardware on the cabinets, upgraded lighting fixtures, luxury vinyl plank flooring and quartz counter tops throughout this home. On the 3rd floor you'll retreat to your comfortable primary bedroom with 3 pc ensuite, main bathroom with a deep set tub and secondary south facing bedroom. You'll also find a custom built-in bookshelf and stacked washer/dryer on the 3rd floor. The master bedroom faces north and looks down on your newly landscaped fully fenced front yard. You have a single attached garage and parking pad, and black out zebra blinds included as well. This home is a corner unit, that means only 1 shared wall and a larger floor plan. Take advantage of this turn-key opportunity that's next to an open green space/childrens park, community trails and pond, walking distance to superstore,

safeway, beerhunter, dental offices, gas





stations, liquor stores, outdoor skating (in the winter) and movie theatre while you can! This area is also awaiting completion of Myshak Metro Ballpark, countless business developments and other amenities/shopping soon!

Built in 2024

Essential Information

MLS® # A2230994 Price \$365,000

Bedrooms 2
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,168 Acres 0.02 Year Built 2024

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

Community Information

Address 1223 Mcleod Avenue

Subdivision N/A

City Spruce Grove County Spruce Grove

Province Alberta
Postal Code T7X 4A9

Amenities

Parking Spaces 1

Parking Concrete Driveway, Garage Door Opener, Garage Faces Rear,

Insulated, Secured, Single Garage Attached, Enclosed

of Garages 1

Interior

Interior Features Bookcases, Built-in Feature

Quartz Counters, Recessed I

Appliances Central Air Conditioner, Dish

Induction Cooktop, Microwa Stacked, Window Coverings

Heating Central, High Efficiency, EN

Air, Hot Water, Natural Gas

Cooling Central Air, ENERGY STAR

Basement None

Exterior

Exterior Features Balcony, Lighting

Lot Description Back Lane, Corner Lot, Fe

Level, Low Maintenance Land

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 13th, 2025

Days on Market 3

Zoning EPL

Listing Details

Listing Office RE/MAX First

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