

## **\$475,000 - 3 Morel Drive, Spruce Grove**

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MLS® #E4430116

**\$475,000**

4 Bedroom, 3.50 Bathroom, 1,834 sqft

Single Family on 0.00 Acres

Millgrove, Spruce Grove, AB

The Best Of Both Worlds!!! This 3 bed + den 2-storey is beautifully maintained inside & out. The home is Situated in a Prestigious, Mature Area! Exterior Updates Include: newer Shingles, Vinyl Siding , fence & Garage Door. Interior Upgrades Include: vinyl plank flooring, newer furnace, newer hot water tank. The kitchen is bright and airy with stainless appliances. The family room features a wood-burning fireplace, and the sun-soaked living room with bay window is the perfect place to read a book. Upstairs, the large master features a walk-in closet & 3-pc ensuite, while the additional 3 bedrooms share an oversized, 4-pc bathroom. The finished basement hosts a large rec room, bedroom and bathroom. The spacious yard is landscaped, and the quiet cul-de-sac location is perfect!

Built in 1986

### **Essential Information**

MLS® #	E4430116
Price	\$475,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,834



Acres	0.00
Year Built	1986
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	3 Morel Drive
Area	Spruce Grove
Subdivision	Millgrove
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2P5

### Amenities

Amenities	Closet    Organizers,    Deck,    Exterior    Walls-    2"x6",    Sprinkler Sys-Underground
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In,    Dryer,    Fan-Ceiling,    Hood    Fan, Humidifier-Power(Furnace),    Refrigerator,    Stove-Electric,    Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 10th, 2025

Days on Market                11

Zoning                            Zone 91

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