

## \$410,000 - 8 Austin Crest, Spruce Grove

MLS® #E4445491

**\$410,000**

3 Bedroom, 2.50 Bathroom, 1,458 sqft

Single Family on 0.00 Acres

Aspen Glen, Spruce Grove, AB

Charming 1450 sq ft duplex featuring a single attached garage and a low-maintenance, fully fenced yardâ€”perfect for easy outdoor living. Enjoy the spacious back deck ideal for BBQs or relaxing in the sun. Inside, youâ€™ll find 3 generously sized bedrooms with the master having a nice sized walkin closet. Plus a versatile den, perfect for a home office or playroom. The home offers 2.5 bathrooms and plenty of storage throughout. Featuring laundry upstairs for easy convenience. Freshly painted with new ceiling fans, this home feels bright and refreshed. The kitchen is equipped with newer appliances, making move-in a breeze. A fantastic opportunity for comfortable, modern living! Near Links Golf Course, schools and playgrounds.

Built in 2012

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4445491  |
| Price          | \$410,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,458     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2012          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 8 Austin Crest |
| Area        | Spruce Grove   |
| Subdivision | Aspen Glen     |
| City        | Spruce Grove   |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7X 0N4        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Detectors Smoke  |
| Parking   | Single Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby |
| Roof              | Clay Tile   |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 10             |

Zoning

Zone 91



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Listing information last updated on July 13th, 2025 at 4:47am MDT