

## \$419,900 - 16 Aralia Cove, Spruce Grove

MLS® #E4443374

**\$419,900**

3 Bedroom, 3.50 Bathroom, 1,251 sqft

Single Family on 0.00 Acres

Jesperdale, Spruce Grove, AB

Welcome to this stunning 2-storey duplex-a former show home that still radiates show home quality. As you step into the spacious front foyer, you're immediately welcomed by the upscale finishes and thoughtful layout. The open-concept main floor boasts a gorgeous kitchen featuring abundance of cabinetry, a corner pantry, sleek stainless S. appliances, and dazzling white granite countertops with subtle sparkle. The living room is bright and airy with a large north-facing window that floods the space with natural light. The generous dining area is perfect for family gatherings and provides patio access for easy BBQs and entertaining. You'll also find a convenient 2-piece bathroom and main floor laundry. Upstairs, you'll discover TWO MASSIVE BEDROOMS, each with its own walk-in closet and private ensuite. The basement is nearly finished, offering a third bedroom, a home office/den, and a full 4-piece bathroom, enjoy the beautifully landscaped backyard with trees, shrubs, and a large fenced dog run.

Built in 2014

### Essential Information

MLS® # E4443374

Price \$419,900



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,251
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	16 Aralia Cove
Area	Spruce Grove
Subdivision	Jesperdale
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0V4

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, No Animal Home, No Smoking Home
Parking	Single 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, 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, Landscaped, Schools

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 19th, 2025
Days on Market	14
Zoning	Zone 91

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 3rd, 2025 at 11:03am MDT