

\$449,000 - 78 Austin Crest, Spruce Grove

MLS® #E4429071

\$449,000

4 Bedroom, 2.50 Bathroom, 1,539 sqft

Single Family on 0.00 Acres

Aspen Glen, Spruce Grove, AB

Welcome to this rare 4 Bedroom + Bonus Room Walkout Duplex with Separate Basement Entrance! This is the perfect affordable family home in a prime quiet neighbourhood! Your large front foyer leads you into the bright and open living space with Stainless Steel Appliances, Walk-In Pantry, Gas Fireplace, Large Windows and full-sized Dining Room! The staircase leads up to your bonus room with soaring high ceilings. Upstairs includes 3 bedrooms and 2 bathrooms including a great master with ensuite! Downstairs, find a huge Bedroom or living/office area, Laundry room with Sink, and tons of storage. Your sunny West-Facing yard backs onto a path and has a concrete patio, upper patio and is fully fenced. All of this - located in a quiet cul-de-sac with no thru road. Welcome home!

Built in 2012

Essential Information

MLS® #	E4429071
Price	\$449,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,539



Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	78 Austin Crest
Area	Spruce Grove
Subdivision	Aspen Glen
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0N4

Amenities

Amenities	Deck, Walkout Basement
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Parkland Village,Brookwood
Middle	Greystone Cent,Woodhaven
High	Spruce Grove Composite

Additional Information

Date Listed	April 4th, 2025
Days on Market	15
Zoning	Zone 91

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