

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

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MLS® #A2230994

**\$365,000**

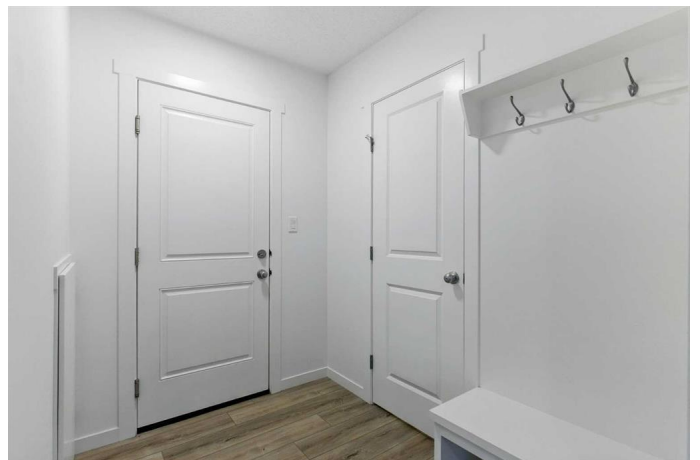
2 Bedroom, 3.00 Bathroom, 1,168 sqft

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, Enclosed, Garage Door Opener, Garage Faces Rear, Insulated, Secured, Single Garage Attached
# of Garages	1

**Interior**

Interior Features	Built-in Features, Chandelier, Recessed Lighting, Bookcase
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Coverings, Induction Cooktop
Heating	Central, High Efficiency, Forced Air, Qualified Equipment, Hot Water
Cooling	Central Air, ENERGY STAR Certified
Basement	None

**Exterior**

Exterior Features	Balcony, Lighting
Lot Description	Back Lane, Corner Lot, Fenced, Level, Low Maintenance Landscaping
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 13th, 2025
Days on Market	2
Zoning	EPL

**Listing Details**

Listing Office	RE/MAX First
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