

## \$450,000 - 10 Groat Place, Spruce Grove

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MLS® #E4434511

**\$450,000**

4 Bedroom, 2.00 Bathroom, 1,371 sqft

Single Family on 0.00 Acres

Grove Meadows, Spruce Grove, AB

Charming 3-bedroom, 4-level split in Grove Meadows, boasting a large reverse pie-shaped yard. Enjoy a detached double garage plus an attached single-car garage. Upgrades over the years include some windows, shingles, furnace, hot water tank, and appliances. Located in great area with mature trees and in quiet cul-de-sac location



Built in 1981

### Essential Information

MLS® #	E4434511
Price	\$450,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,371
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	10 Groat Place
Area	Spruce Grove

Subdivision	Grove Meadows
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 1Z5

### **Amenities**

Amenities	Deck
Parking	Double Garage Detached, Insulated, Single Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Metal
Exterior Features	Back Lane, Cul-De-Sac, Fenced, Landscaped, No Through Road, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Metal
Foundation	Concrete Perimeter

### **School Information**

Elementary	Millgrove School
Middle	Greystone Centennial
High	SG Composite

### **Additional Information**

Date Listed	May 5th, 2025
Days on Market	9
Zoning	Zone 91

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