



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**42 Spruce Road  
Whitecourt, Alberta**

**MLS # A2251591**



**\$429,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,698 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Cul-De-Sac		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-1B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers		

**Inclusions:** pergola, greenhouse, garden boxes, all unused drywall in basement

Welcome to 42 Spruce Road, a charming two-storey home nestled in a quiet cul de sac. You will love the yard, with pergola and greenhouse, raised garden boxes, and a new apple tree that is producing. Privacy trees, and the tiered deck is the cherry on top. The main floor hosts a spacious setting with the perfect placement of the kitchen, dining and living room. The fireplace provides a serene atmosphere for your daily living. The flooring, backsplash and quartz countertops were all refreshed in 2022! As you head upstairs, you'll find generously size rooms, including a primary suite featuring a massive walk-in closet, and beautifully appointed ensuite. Laundry is also conveniently located upstairs. The basement is open and ready for your future development with drywall 70% done with all the the additional supplies to be left for a new owner. Newly finished heat in the garage. Don't miss this great opportunity to call this house your home!