

## \$449,000 - 56 Penn Place, Spruce Grove

MLS® #E4426821

**\$449,000**

3 Bedroom, 2.50 Bathroom, 1,561 sqft

Single Family on 0.00 Acres

Prescott, Spruce Grove, AB

Stunning and Bright NEW BUILD will Impress! The Front entrance has a large walk in closet and leads to your open Living Room with modern Fireplace, Pot Lights and luxury vinyl Plank flooring throughout. You'll fall in LOVE with this spacious main floor offering great entertaining space that includes a Large Island kitchen with Quartz counter tops, lots of cabinets a pantry and excellent size Dinette area overlooking the back yard. The upper level offers a Loft area for your private TV, Play, Yoga or Work space as well as Laundry area. All bedrooms are generous in size and the Master accommodates KING size furniture, includes a lovely walk in closet and 5 pce ensuite with dual sinks. This property also has a separate side entrance perfect for future development in the basement allowing for an additional bedroom, bathroom, and potential suite. Location is excellent as it is close to Schools, Shopping, Golf, Trails and offers easy access to major road ways such as Highway 16.

Built in 2024

### Essential Information

MLS® # E4426821

Price \$449,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,561                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 56 Penn Place |
| Area        | Spruce Grove  |
| Subdivision | Prescott      |
| City        | Spruce Grove  |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T7X 2W6       |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | See Remarks |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Hood Fan                  |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Mantel                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Fiber Cement, Vinyl  |
| Exterior Features | Back Lane, Flat Site, Golf Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                           |
|--------------|---------------------------|
| Construction | Wood, Fiber Cement, Vinyl |
| Foundation   | Concrete Perimeter        |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 46               |
| Zoning         | Zone 91          |

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Listing information last updated on May 6th, 2025 at 12:32am MDT