

# \$439,998 - 1254 Mcleod Avenue, Spruce Grove

MLS® #E4421841

**\$439,998**

3 Bedroom, 2.50 Bathroom, 1,668 sqft  
Single Family on 0.00 Acres

Easton, Spruce Grove, AB

Welcome to the "Brooklyn" built by the award-winning builder Pacesetter homes and is located in the heart of Easton. The Brooklyn model is 1,648 square feet and has a stunning floorplan with plenty of open space. Three bedrooms and two-and-a-half bathrooms are laid out to maximize functionality, making way for a spacious bonus room area, upstairs laundry, and an open to above staircase. The kitchen has an L-shaped design that includes a large island which is next to a sizeable nook and great room with stunning 3 panel windows. Close to all amenities and with in walking distance to the local parks and public transportation. This home also comes with a side separate entrance perfect for future legal suite development. It also has easy access to the Stony Plain Road and the Yellow head. \*\*\* Home is under construction and will be complete this week, the photos used are of the exact home recently built but colors may vary \*\*\*

Built in 2024

## Essential Information

MLS® #	E4421841
Price	\$439,998
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,668
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1254 Mcleod Avenue
Area	Spruce Grove
Subdivision	Easton
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2Z7

### **Amenities**

Amenities	See Remarks
Parking	Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed February 16th, 2025

Days on Market 48

Zoning Zone 91

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 5th, 2025 at 12:17am MDT