

## \$424,998 - 1240 Mcleod Avenue, Spruce Grove

MLS® #E4421842

### \$424,998

3 Bedroom, 2.50 Bathroom, 1,393 sqft

Single Family on 0.00 Acres

Easton, Spruce Grove, AB

Welcome to the "Dakota" built by the award-winning builder Pacesetter homes and is located in the heart of Easton. Once you enter the home you are greeted by luxury vinyl plank flooring throughout the great room, kitchen, and the breakfast nook. Your large kitchen features tile back splash, an island a flush eating bar, quartz counter tops and an undermount sink. Just off of the nook tucked away by the rear entry is a 2 piece powder room. Upstairs is the master's retreat with a large walk in closet and a 4-piece en-suite with double sinks. The second level also include 2 additional bedrooms with a conveniently placed main 4-piece bathroom. Close to all amenities and easy access to the Yellow head trail and stony plain road. This home also comes with a side separate entrance to the basement with two large windows perfect for a future suite. \*\*\* Photos used are from the same home recently built, home should be complete by the end of the week \*\*\*

Built in 2024

### Essential Information

MLS® #	E4421842
Price	\$424,998
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,393
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1240 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	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 60

Zoning Zone 91

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Listing information last updated on April 17th, 2025 at 4:17am MDT