

## \$299,900 - 8 324 Heatherglen Drive, Spruce Grove

MLS® #E4423461

**\$299,900**

3 Bedroom, 3.50 Bathroom, 1,194 sqft

Condo / Townhouse on 0.00 Acres

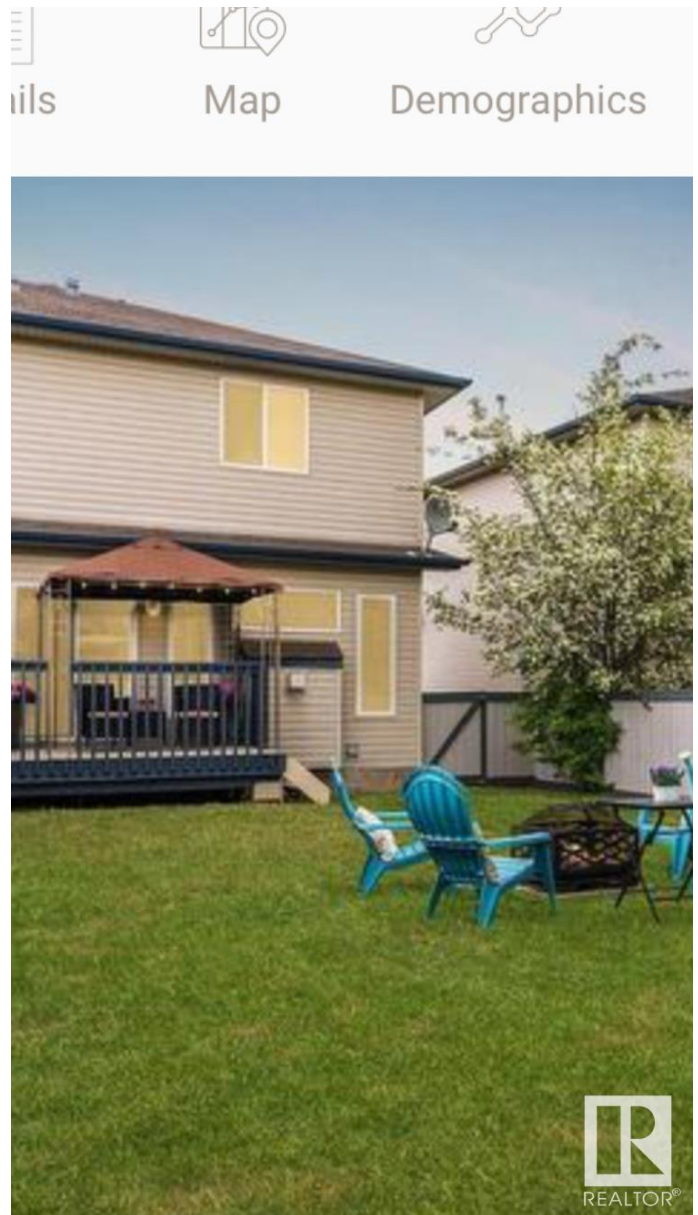
Heatherglen, Spruce Grove, AB

Nestled in the heart of Spruce Grove is The Parks of Heatherglen. The open concept main floor has tons of natural light. Huge kitchen with a breakfast bar & tons of counter space. Gather & eat in your lovely dining space just off your sliding door leading outside to your south facing private backyard. Upstairs you will find your primary bdrm with 2 walk-in closets & a full 4 pc ensuite. The 2nd bdrm is a perfect place for a growing family, guest suite or home office. The basement completes this home with an enormous rec room & full bath. These charming half duplexes have easy access to the Yellowhead making your commute to work a breeze. Surrounded by many amenities make this an ideal first home or investment property. This home has everything you need & more.

Built in 2002

### Essential Information

MLS® #	E4423461
Price	\$299,900
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,194
Acres	0.00



Year Built 2002  
 Type Condo / Townhouse  
 Sub-Type Half Duplex  
 Style 2 Storey  
 Status Active

**Community Information**

Address 8 324 Heatherglen Drive  
 Area Spruce Grove  
 Subdivision Heatherglen  
 City Spruce Grove  
 County ALBERTA  
 Province AB  
 Postal Code T7X 4J4

**Amenities**

Amenities Front Porch, No Smoking Ho  
 Parking Single Garage Attached

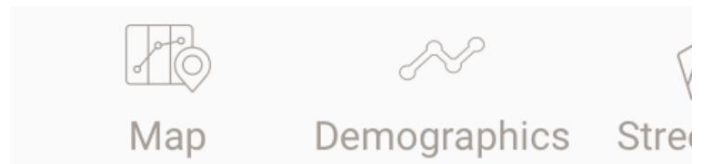
**Interior**

Interior Features ensuite bathroom  
 Appliances Dishwasher-Built-In, Dryer, C  
 Refrigerator, Stove-Electric, V  
 Heating Forced Air-1, Natural Gas  
 Fireplace Yes  
 Fireplaces Direct Vent, Insert  
 Stories 3  
 Has Basement Yes  
 Basement Full, Finished

**Exterior**

Exterior Wood, Vinyl  
 Exterior Features Fenced, Golf Nearby, Landscaped, Playground Nearby, Public  
 Transportation  
 Roof Asphalt Shingles  
 Construction Wood, Vinyl  
 Foundation Concrete Perimeter

**Additional Information**



Date Listed February 28th, 2025  
Days on Market 35  
Zoning Zone 91  
Condo Fee \$195



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Listing information last updated on April 4th, 2025 at 6:32pm MDT