

Courtesy Of Dave A Woolger Of Initia Real Estate

## \$365,000 - 1223 Mcleod Avenue, Spruce Grove

MLS® #E4442821

**\$365,000**

2 Bedroom, 2.50 Bathroom, 1,168 sqft

Single Family on 0.00 Acres

Easton, Spruce Grove, AB

**\*NO CONDO FEES and AIRCONDITIONING\***

- Looking for a townhome without condo fees in a PRIME location? This is it! This is a modern townhome in the desirable community of Easton. With 2 bedrooms and a spacious den. Upon entering you'll find your office/den/spare room, and stairs going up to your main floor. On the main floor you'll find an open floor plan, large living room, dining room and kitchen with upgraded appliances, a custom built-in pantry, a glass enclosed balcony and privacy wall. Golden hardware on the cabinets, upgraded lighting fixtures, luxury vinyl plank flooring and quartz counter tops throughout. On the 3rd floor you'll find a primary bedroom with 3 pc ensuite, main bath with a deep set tub and secondary south facing bedroom. Custom built-ins and stacked washer/dryer on the 3rd floor. Primary bed faces north w/views of a newly landscaped fully fenced front yard. Single attached garage w/pad, and black out zebra blinds. Corner Unit! Turn-key opportunity next to a green space, and amenities!

Built in 2023

### Essential Information

MLS® # E4442821

Price \$365,000



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,168
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Residential Attached
Style	3 Storey
Status	Active

### Community Information

Address	1223 Mcleod Avenue
Area	Spruce Grove
Subdivision	Easton
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4A9

### Amenities

Amenities	Air Conditioner, Closet Organizers
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Refrigerator, Stacked Washer/Dryer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 17th, 2025  
Days on Market                33  
Zoning                              Zone 91

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