

## \$375,000 - 2 Aurea Bay, Spruce Grove

MLS® #E4437563

**\$375,000**

2 Bedroom, 2.50 Bathroom, 1,362 sqft

Single Family on 0.00 Acres

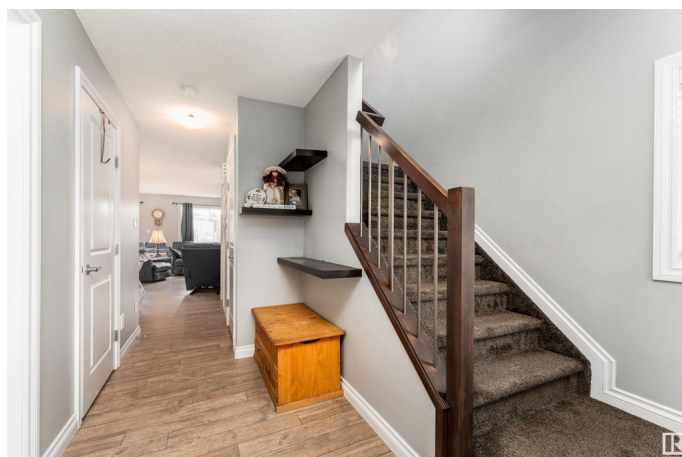
Aspen Glen, Spruce Grove, AB

Welcome to this beautifully maintained half duplex in the family-friendly community of Aspen Glen, Spruce Grove. This two-storey home features a bright and open main floor with a spacious living room, dining area, modern kitchen with granite countertops and pantry, plus a convenient 2-piece bathroom. Upstairs, you'll find a versatile bonus room, a primary bedroom with a 4-piece ensuite, and a second bedroom with its own walk-in closet. Another 4-piece bathroom completes the upper level. Enjoy the large deck, oversized single garage, and easy access to walking trails, a golf course, and major routes. This home offers both comfort and convenience in a prime location.

Built in 2015

### Essential Information

MLS® #	E4437563
Price	\$375,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,362
Acres	0.00
Year Built	2015



Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	2 Aurea Bay
Area	Spruce Grove
Subdivision	Aspen Glen
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0V4

### Amenities

Amenities	Deck
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Golf Nearby, Landscaped, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 21st, 2025
Days on Market	26
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 June 16th, 2025 at 3:17am MDT