

## \$449,000 - 78 Austin Crest, Spruce Grove

MLS® #E4429071

**\$449,000**

4 Bedroom, 2.50 Bathroom, 1,539 sqft

Single Family on 0.00 Acres

Aspen Glen, Spruce Grove, AB

Welcome to this rare 4 Bedroom + Bonus Room Walkout Duplex with Separate Basement Entrance! This is the perfect affordable family home in a prime quiet neighbourhood! Your large front foyer leads you into the bright and open living space with Stainless Steel Appliances, Walk-In Pantry, Gas Fireplace, Large Windows and full-sized Dining Room! The staircase leads up to your bonus room with soaring high ceilings. Upstairs includes 3 bedrooms and 2 bathrooms including a great master with ensuite! Downstairs, find a huge Bedroom or living/office area, Laundry room with Sink, and tons of storage. Your sunny West-Facing yard backs onto a path and has a concrete patio, upper patio and is fully fenced. All of this - located in a quiet cul-de-sac with no thru road. Welcome home!

Built in 2012

### Essential Information

MLS® #	E4429071
Price	\$449,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,539



Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	78 Austin Crest
Area	Spruce Grove
Subdivision	Aspen Glen
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0N4

### Amenities

Amenities	Deck, Walkout Basement
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Parkland Village,Brookwood
Middle	Greystone Cent,Woodhaven
High	Spruce Grove Composite

**Additional Information**

Date Listed	April 4th, 2025
Days on Market	16
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 20th, 2025 at 4:17am MDT