

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                13  
Zoning                              Zone 91

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