

## \$424,998 - 1240 Mcleod Avenue, Spruce Grove

MLS® #E4421842

**\$424,998**

3 Bedroom, 2.50 Bathroom, 1,393 sqft

Single Family on 0.00 Acres

Easton, Spruce Grove, AB

Welcome to the "Dakota" built by the award-winning builder Pacesetter homes and is located in the heart of Easton. Once you enter the home you are greeted by luxury vinyl plank flooring throughout the great room, kitchen, and the breakfast nook. Your large kitchen features tile back splash, an island a flush eating bar, quartz counter tops and an undermount sink. Just off of the nook tucked away by the rear entry is a 2 piece powder room. Upstairs is the master's retreat with a large walk in closet and a 4-piece en-suite with double sinks. The second level also include 2 additional bedrooms with a conveniently placed main 4-piece bathroom. Close to all amenities and easy access to the Yellow head trail and stony plain road. This home also comes with a side separate entrance to the basement with two large windows perfect for a future suite. \*\*\* Photos used are from the same home recently built, home should be complete by the end of the week \*\*\*

Built in 2024

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4421842  |
| Price     | \$424,998 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,393                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1240 Mcleod Avenue |
| Area        | Spruce Grove       |
| Subdivision | Easton             |
| City        | Spruce Grove       |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7X 2Z7            |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | See Remarks              |
| Parking   | Parking Pad Cement/Paved |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### Additional Information

Date Listed February 16th, 2025

Days on Market 63

Zoning Zone 91

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Listing information last updated on April 20th, 2025 at 3:47pm MDT