

## \$448,000 - 54 Austin Court, Spruce Grove

MLS® #E4441810

**\$448,000**

3 Bedroom, 3.00 Bathroom, 1,425 sqft

Single Family on 0.00 Acres

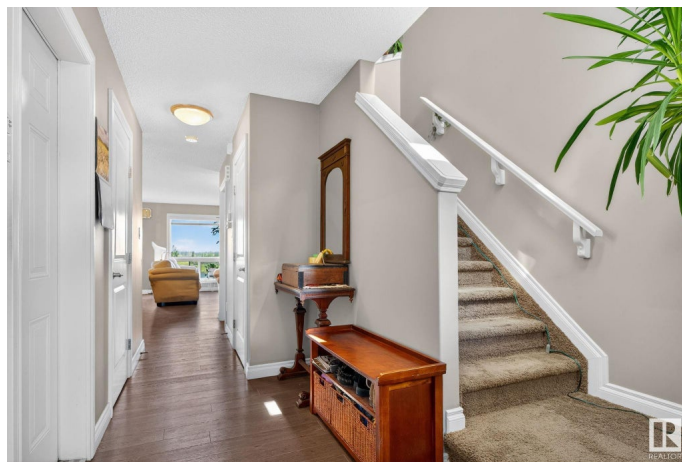
Aspen Glen, Spruce Grove, AB

Welcome to this beautifully maintained duplex in the sought-after community of Aspen Glen, Spruce Grove! Nestled in a quiet cul-de-sac, this home backs onto a serene lake, offering breathtaking views and direct access to scenic walking trails and a nearby golf course. This spacious property features 3 bedrooms upstairs, a bright open-concept kitchen perfect for entertaining, and a cozy living space filled with natural light. The walk-out basement adds incredible versatility with a wet bar, ideal for hosting or relaxing evenings at home. Complete with a single car garage and thoughtfully designed layout, this home combines comfort, convenience, and a prime location. Whether you're enjoying peaceful lake views from your backyard or hitting the trails just steps away, this home offers the perfect balance of nature and neighborhood living. Don't miss your chance to own a piece of Aspen Glen!

Built in 2013

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4441810  |
| Price      | \$448,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 2             |
| Square Footage | 1,425         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 54 Austin Court |
| Area        | Spruce Grove    |
| Subdivision | Aspen Glen      |
| City        | Spruce Grove    |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T7X 0N4         |

### Amenities

|               |   |
|---------------|---|
| Amenities     | Bar, Deck, Detectors Smoke, No Smoking Home, Vinyl Windows, Walkout Basement, Wet Bar |
| Parking       | Single Garage Attached  |
| Is Waterfront | Yes   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds, Wet Bar |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Backs Onto Lake, Cul-De-Sac, Fenced, Golf Nearby, Lake Access Property, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Lake |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 6               |
| Zoning         | Zone 91         |

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Listing information last updated on June 17th, 2025 at 1:17pm MDT