

## **\$405,900 - 23 Peter Street, Spruce Grove**

MLS® #E4452865

**\$405,900**

3 Bedroom, 2.50 Bathroom, 1,367 sqft

Single Family on 0.00 Acres

Prescott, Spruce Grove, AB

Welcome to this meticulously maintained 2015 half-duplex ideally located in Prescott, a newer community in Spruce Grove. Pride of ownership shines throughout this inviting home. The main floor features a spacious entryway leading to an open concept layout including a kitchen w/island, dining area and living room with fireplace. A convenient 2-pc bathroom completes the main level. Upstairs, you'll find a master bedroom with a walk-in closet and 3-pc ensuite, along with two more bedrooms and another 4-pc bathroom. The laundry room is also located on this level for added convenience. The unfinished basement offers roughed-in plumbing for a future bathroom and plenty of space to customize to your style and needs. The patio door on the main level opens to a deck and nicely sized backyard - perfect for relaxing or entertaining. There is also an attached single car garage. Walking distance to nearby school. Shopping, daycare and many other amenities are close by. Walking trails and a charming pond nearby.

Built in 2015

### **Essential Information**

MLS® # E4452865

Price \$405,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,367
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	23 Peter Street
Area	Spruce Grove
Subdivision	Prescott
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0R4

### Amenities

Amenities	Deck, See Remarks
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Fenced, Landscaped, Level Land, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Prescott Learning Centre
Middle	Greystone Centennial
High	Spruce Grove Composite

### **Additional Information**

Date Listed	August 13th, 2025
Days on Market	1
Zoning	Zone 91

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