

## \$695,000 - 8 Morel Crescent, Spruce Grove

MLS® #E4417332

**\$695,000**

3 Bedroom, 3.00 Bathroom, 2,207 sqft

Single Family on 0.00 Acres

Millgrove, Spruce Grove, AB

Looking for Extreme Privacy Massive Lot backing Ravine, plus enormous sized bungalow. The Very Best Ravine Lot in The Heart of Spruce Grove is Here !! Nature is Your back yard on this super sized approx 1/3 acre Ravine Lot . Ultimate privacy matches in an Iconic 2200 sq ft sprawling main floor open concept Bungalow with custom beam wood ceiligs & walls, wood floors, feature built-ins today few could afford to build. Truly an Architects Dream Bungalow ahead of the day with att oversized front drive dble garage, and basement development. Though open floor plan, there are large private bedrooms etc with 3 washrooms including ensuites, M/F laundry. This location is not by highways, rather the Heritage Pathway System, Marlboro Park. Also Minimal front street traffic, Morel Cres mainly utilized by its residents is a spacious quiet cul de sac of 5 homes in a community of single family homes. This Home is Wheel Chair friendly plus ideal in design for home office. Must View Spruce Grove Royalty, Location !!!

Built in 1984

### Essential Information

MLS® # E4417332

Price \$695,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,207                  |
| Acres          | 0.00                   |
| Year Built     | 1984                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8 Morel Crescent |
| Area        | Spruce Grove     |
| Subdivision | Millgrove        |
| City        | Spruce Grove     |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T7X 2P7          |

### Amenities

|                |                                                                           |
|----------------|---------------------------------------------------------------------------|
| Amenities      | On Street Parking, Deck, Open Beam, Wood Windows, See Remarks, HRV System |
| Parking Spaces | 6                                                                         |
| Parking        | Double Garage Attached, Heated, Over Sized                                |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                  |
| Fireplace         | Yes                                                                                        |
| Fireplaces        | Freestanding                                                                               |
| Stories           | 2                                                                                          |
| Has Basement      | Yes                                                                                        |
| Basement          | Full, Finished                                                                             |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Metal |
|----------|--------------------|

|                   |                                                                                                                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Environmental Reserve, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Ravine View, Schools, Shopping Nearby, Sloping Lot, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                                                                                                        |
| Construction      | Wood, Brick, Metal                                                                                                                                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                                                                                                                                                      |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | January 7th, 2025 |
| Days on Market | 105               |
| Zoning         | Zone 91           |

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