

## \$440,000 - 49 Kensington Close, Spruce Grove

MLS® #E4437632

**\$440,000**

3 Bedroom, 2.50 Bathroom, 1,582 sqft

Single Family on 0.00 Acres

Kenton, Spruce Grove, AB

Pristine and Ready to go! Walking into this 3-bed 2-storey you will appreciate the open entrance, leading to a spacious kitchen with large island, upgraded appliances and a corner pantry. A fireplace with wood mantle creates a focal feature for the living room, and the sunny dining room overlooks the private yard. The main floor den/office, half bath and laundry complete the main level. Upstairs, a large primary suite has a walk-in closet and ensuite with large shower. The 2nd & 3rd beds are ample in size. A 4-pc bath completes the interior of this stunning home. Outside, a gorgeous deck with gazebo is the perfect place to enjoy our beautiful summers.

Elaborate rock beds, attractive landscaping and artificial turf create a maintenance-free lifestyle. The finished attached garage and large driveway provide plenty of parking. Situated in the community of Kenton, enjoy living close to parks, shopping, restaurants, public transportation, and Spruce Grove's new multi-purpose recreation and culture facility.

Built in 2014

### Essential Information

MLS® # E4437632

Price \$440,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,582
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	49 Kensington Close
Area	Spruce Grove
Subdivision	Kenton
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0S9

### Amenities

Amenities	Deck, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached, Insulated

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Prescott K-9/St Marg K-4
Middle	Prescott K-9/St Thomas 5-8
High	SGCHS 10-12/St Peter 9-12

### **Additional Information**

Date Listed	May 21st, 2025
Days on Market	1
Zoning	Zone 91

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