

## **\$384,900 - 35 Linkside Place, Spruce Grove**

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MLS® #E4428457

### **\$384,900**

3 Bedroom, 3.00 Bathroom, 1,214 sqft

Single Family on 0.00 Acres

Linkside, Spruce Grove, AB

Welcome to Linkside Villas, where low-maintenance living meets prime location! This highly sought-after 45+ community showcases abundant pride of ownership and is perfectly situated near walking trails, parks, and The Links Golf Course. This spacious 1200+ sq ft bungalow features a well-lit dinette, a kitchen with ample counter space, and an east-facing living room that opens onto your own deck. The main floor offers a primary bedroom with a 4 piece en-suite, a versatile den, a 4 piece bathroom, and a convenient laundry closet. The cozy basement boasts a corner gas fireplace, a 3-piece bathroom, two additional bedrooms, and generous storage space. Discover your ideal lifestyle in this charming home!



Built in 1996

### **Essential Information**

MLS® #	E4428457
Price	\$384,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,214
Acres	0.00
Year Built	1996

Type	Single Family
Sub-Type	Residential Attached
Style	Bungalow
Status	Active

### **Community Information**

Address	35 Linkside Place
Area	Spruce Grove
Subdivision	Linkside
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 3C5

### **Amenities**

Amenities	Deck, See Remarks
Parking	Double Garage Attached, Insulated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Golf Nearby, Landscaped, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	10
Zoning	Zone 91

HOA Fees 135

HOA Fees Freq. Monthly

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