

## \$449,000 - 62 Landsdowne Drive, Spruce Grove

MLS® #E4429191

### \$449,000

5 Bedroom, 3.00 Bathroom, 1,214 sqft  
Single Family on 0.00 Acres

Lakewood\_SPGR, Spruce Grove, AB

This beautifully crafted bi-level home, 5 bedroom, making it an ideal choice for families seeking separate entrance to lower level. The main floor features 3 inviting bedrooms, new vinyl plank flooring & paint on main floor. Primary suite includes an ensuite bathroom complete with a shower. The main level also offers a new stove & dishwasher, a well-appointed 4PC bathroom, Descend to the freshly painted lower level, where you'll find two bedrooms and another 4PC bathroom, thoughtfully designed with roughed-in plumbing and electrical, awaiting for the installation of a kitchen. Think about the exciting possibility of creating a cozy mother-in-law suite or a Dayhome. Comfort is a priority in this home, as it is equipped with two efficient furnaces that ensure each level remains warm & cozy, sheltered with 35 YR Shingles replaced in 2019. Nestled on a prime corner lot, this property offers seamless access to the Landsdowne Park playground just across the street, with the zoning designation of RE2.

Built in 1999

### Essential Information

MLS® #	E4429191
Price	\$449,000



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,214
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	62 Landsdowne Drive
Area	Spruce Grove
Subdivision	Lakewood_SPGR
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 3Z7

### **Amenities**

Amenities	Walk-up Basement, See Remarks, 9 ft. Basement Ceiling
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Playground Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 3rd, 2025

Days on Market 4

Zoning Zone 91

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