

## **\$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 96

Zoning Zone 91

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