

# 12 AVERY CV SPRUCE GROVE AB T7X 0X8 E4394551

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12 AVERY CV,  
Spruce Grove, AB,  
T7X 0X8



Located in a quiet cul de sac backing a walking trail, this ORIGINAL owner San Rufo built duplex is sure to impress! Loaded w/ upgrades this turn-key home features over 1,480sqft of living space, 3 beds, 2.5 bath, oversized single car garage (22x15), granite countertops in the kitchen, s/s appliances, tiled backsplash, laminate flooring, a [...]

- 3 beds
- 3 baths
- Duplex
- Residential
- 1481.02 sq ft



### Call us now

Phone: 780-566-2375  
Email: [info@bestrealestateedmonton.ca](mailto:info@bestrealestateedmonton.ca)  
Address: 3018 Calgary Trail NW,  
Edmonton, Alberta T6J6V4

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## Basics

**Category:** Residential

**Date added:** Added 5 months ago

**Bathrooms:** 3 baths

**Year built:** 2016

**MLS ID:** E4394551

**Type:** Duplex

**Bedrooms:** 3 beds

**Floors:** 2 floors

**Land Size:** 305.65 m<sup>2</sup>

**BathroomsFull:** 2

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## Building Details

**Architectural Style:** 2 Storey

**Exterior Features:** Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby

**Roof:** Asphalt Shingles

**RoomType:** LivingRoom, DiningRoom, Kitchen, MasterBedroom, Bedroom2, Bedroom3, OtherRoom1

**Parking Features:** Over Sized, Single Garage Attached

**Flooring:** Carpet, Ceramic Tile, Laminate Flooring

**Community Features:** Deck, Detectors Smoke, Vinyl Windows

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## Amenities & Features

**Appliances:** Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer

**Amenities:** 1

**Heating:** Forced Air-1, Natural Gas

**Fireplace Features:** Mantel

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## Listed by

**List Agent:** Tanner R Hawryluk

**List Office Name:** RE/MAX PREFERRED CHOICE



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