

## \$365,000 - 13 Leyland Close, Spruce Grove

MLS® #E4441620

**\$365,000**

3 Bedroom, 2.50 Bathroom, 1,573 sqft

Single Family on 0.00 Acres

Lakewood\_SPGR, Spruce Grove, AB

Welcome to 13 Leyland Close presenting you with an amazing opportunity to own this roomy 2 storey home located in a quiet cul-de-sac in Spruce Grove. This 3 bedroom, 2.5 bathroom home offers incredible potential for the right buyer. Across the street, enjoy a massive green space with soccer fields and an outdoor rink—perfect for year-round family fun. Just a short walk to Century Crossing, where you™ find coffee shops, restaurants, shopping and even a movie theatre. The home features a double attached garage, spacious layout, and room to make it your own. Whether you're an investor or a buyer looking to build sweat equity, this property is full of possibilities in an unbeatable location.

Built in 2004

### Essential Information

MLS® #	E4441620
Price	\$365,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,573
Acres	0.00
Year Built	2004



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	13 Leyland Close
Area	Spruce Grove
Subdivision	Lakewood_SPGR
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4P1

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 11th, 2025
Days on Market	26
Zoning	Zone 91
Foreclosure	Yes

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