

## \$365,000 - 44 Austin Court, Spruce Grove

MLS® #E4457960

**\$365,000**

3 Bedroom, 2.50 Bathroom, 1,428 sqft

Single Family on 0.00 Acres

Jesperdale, Spruce Grove, AB

Welcome to this inviting half duplex, perfectly situated on the 13th hole of The Links golf course in Spruce Grove. Built in 2012, this home blends comfort and convenience with a single attached garage and thoughtful layout. The main floor offers a bright open concept design with modern finishes, stainless steel appliances, and a cozy dining area that opens onto your private yard with beautiful golf course views. Upstairs, you'll find three spacious bedrooms including a primary suite with walk-in closet and ensuite, along with an additional full bathroom. A convenient half bath is located on the main level for guests. With 2.5 bathrooms in total, this home provides the space and function every family needs. Whether you're relaxing at home, enjoying the green views, or exploring nearby parks, schools, and amenities, this property offers an ideal lifestyle in one of Spruce Grove's most desirable locations.

Built in 2012

### Essential Information

MLS® #	E4457960
Price	\$365,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,428
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	44 Austin Court
Area	Spruce Grove
Subdivision	Jesperdale
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4R5

### Amenities

Amenities	Deck, Detectors Smoke, No Smoking Home, Walkout Basement
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Millgrove School
Middle	Greystone School
High	Composite High School

### **Additional Information**

Date Listed	September 15th, 2025
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Days on Market	1
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Zoning	Zone 91
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