

## \$499,500 - 108 Lamplight Drive, Spruce Grove

MLS® #E4434150

**\$499,500**

3 Bedroom, 2.50 Bathroom, 1,719 sqft

Single Family on 0.00 Acres

Legacy Park, Spruce Grove, AB

Custom built "Master Piece Home" located in a cul-de-sac in the neighborhood of Legacy Park! Big foyer greets you leading to a very bright living rm with gas fireplace & built-ins with new vinyl flooring. Kitchen has island, pantry, maple cabinets & roughed-in for a garburator. Half bathrm & laundry complete the main flr. Brand new carpet throughout upper floor which has a huge bonus rm with second fireplace, large windows & vaulted ceiling. There are 3 bdrms incl: master bedroom w/walk in closet & full ensuite. There is another full bathroom on the second floor. All the bdrms & the bonus rm are wired with CAT 5 cable. Bsmt is unfinished with rough in for full bathroom. Backyard is comparatively larger than other neighboring yards. This home has been freshly painted throughout & has a double attached garage that is insulated, drywalled & completely finished. Close to superstore, other shops & Tri-Leisure centre. Easy access to Hwy 16A & 16. SELLER FINANCING AVAILABLE WITHOUT CMHC CHARGES - CONDITIONS APPLY

Built in 2010

### Essential Information

MLS® # E4434150

Price \$499,500



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,719
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	108 Lamplight Drive
Area	Spruce Grove
Subdivision	Legacy Park
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0G8

### Amenities

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, No Back Lane, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 1st, 2025
Days on Market	72
Zoning	Zone 91

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