

Courtesy Of Dave A Woolger Of Initia Real Estate

\$365,000 - 1223 Mcleod Avenue, Spruce Grove

MLS® #E4442821

\$365,000

2 Bedroom, 2.50 Bathroom, 1,168 sqft

Single Family on 0.00 Acres

Easton, Spruce Grove, AB

NO CONDO FEES and AIRCONDITIONING

- Looking for a townhome without condo fees in a PRIME location? This is it! This is a modern townhome in the desirable community of Easton. With 2 bedrooms and a spacious den. Upon entering you'll find your office/den/spare room, and stairs going up to your main floor. On the main floor you'll find an open floor plan, large living room, dining room and kitchen with upgraded appliances, a custom built-in pantry, a glass enclosed balcony and privacy wall. Golden hardware on the cabinets, upgraded lighting fixtures, luxury vinyl plank flooring and quartz counter tops throughout. On the 3rd floor you'll find a primary bedroom with 3 pc ensuite, main bath with a deep set tub and secondary south facing bedroom. Custom built-ins and stacked washer/dryer on the 3rd floor. Primary bed faces north w/views of a newly landscaped fully fenced front yard. Single attached garage w/pad, and black out zebra blinds. Corner Unit! Turn-key opportunity next to a green space, and amenities!

Built in 2023

Essential Information

MLS® # E4442821

Price \$365,000



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,168
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Residential Attached
Style	3 Storey
Status	Active

Community Information

Address	1223 Mcleod Avenue
Area	Spruce Grove
Subdivision	Easton
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4A9

Amenities

Amenities	Air Conditioner, Closet Organizers
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Refrigerator, Stacked Washer/Dryer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed June 17th, 2025

Days on Market 34

Zoning Zone 91

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 21st, 2025 at 12:32pm MDT