

## \$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 | 32              |
| Zoning         | Zone 91         |
| Foreclosure    | Yes             |

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