

## \$377,500 - #108 131 Mohr Avenue, Spruce Grove

MLS® #E4428694

**\$377,500**

2 Bedroom, 3.00 Bathroom, 1,380 sqft  
Condo / Townhouse on 0.00 Acres

City Centre, Spruce Grove, AB

Tucked away in a quiet cul de sac in the heart of Spruce Grove awaits an 18+, fully finished 3 level split half duplex that exudes elegance and class! This home has been meticulously taken care of and features an open concept design with soaring vaulted ceilings, large west facing windows, 2 bed/3 bath, a generous primary bedroom w/ 4 pce ensuite & walk-in closet w/ custom built ins, two gas fireplaces, newer shingles, granite countertops, high end s/s appliances with an induction stove, central A/C, hardwood & vinyl plank floors, a private west facing no maintenance deck and so much more! The location is ideal as you border the Heritage Park trail system and are a quick walk to Central Park, Perks Coffee House, The Brickhouse Smokery, numerous Restaurants, Rexall Pharmacy and Queen St Medical Centre. This home is ready for you to call it your own!

Built in 2005

### Essential Information

MLS® #	E4428694
Price	\$377,500
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,380



Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	3 Level Split
Status	Active

### **Community Information**

Address	#108 131 Mohr Avenue
Area	Spruce Grove
Subdivision	City Centre
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2J5

### **Amenities**

Amenities	Deck, Detectors Smoke, Vaulted Ceiling
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Washer, Stove-Induction, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Private Setting, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	April 2nd, 2025
Days on Market	2
Zoning	Zone 91
Condo Fee	\$145

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 April 4th, 2025 at 8:17am MDT