

Courtesy Of Barry Twynam Of Century 21 Leading

## \$619,800 - 11 Lawson Boulevard, Spruce Grove

MLS® #E4417205

**\$619,800**

4 Bedroom, 2.50 Bathroom, 1,826 sqft

Single Family on 0.00 Acres

Lakewood\_SPGR, Spruce Grove, AB

Rococo, quality built new home. 4 bedroom, 2 story home, backing onto "Lakewood Park" on 2 sides. Kitchen with quartz countertop and undermount sink, plus eat in bar, plenty of soft close cupboards and 6 drawers, walk through pantry from the garage, built in bench with cubbies. Carpet free on the main level. Open plan from living room to kitchen/dining room, overlooking the park. Large vestibule at the front entrance. Huge master bedroom with a 5 piece ensuite, large walk in closet, 3 more roomy bedrooms on the upper level, laundry on the upper level as well. Basement is unfinished, 9' ceiling, great layout for future development. Triple car garage 24'x30', with floor drain and drive through garage door to the back yard. Huge concrete parking pad (30' wide x 34' to the sidewalk). Rocco Homes Quality, 2021 Best Customer Experience Award Winner. Comes with Alberta 10 year ("1,2,5,10 year") New Home Warranty. Close to all amenities, shopping, quick access to highway, fast possession possible.

Built in 2024

### Essential Information

MLS® # E4417205

Price \$619,800

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,826
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	11 Lawson Boulevard
Area	Spruce Grove
Subdivision	Lakewood_SPGR
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4P1

### **Amenities**

Amenities	Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Green Building
Parking Spaces	6
Parking	Insulated, Over Sized, Triple Garage Attached, See Remarks

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles

Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed January 6th, 2025  
Days on Market 67  
Zoning Zone 91

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Listing information last updated on March 14th, 2025 at 1:02am MDT