

## \$454,900 - N/A, Spruce Grove

MLS® #E4453743

**\$454,900**

3 Bedroom, 2.50 Bathroom, 1,573 sqft

Single Family on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

Beautiful half duplex in the vibrant community of Spruce Ridge. This upgraded property comes turn-key and boasts 9 ft ceilings on the main floor, quartz countertops throughout, a handy side entrance and convenient double attached garage. The open concept floor plan is great for entertaining, the upgraded kitchen features a large island, walk through pantry, plenty of cupboards and counterspace and a modern backsplash. The living room has a beautiful fireplace and plenty of windows let natural light shine in. Upstairs you will find a bonus room, laundry room, 4-piece bath and 3 good sized bedrooms, the primary with a 5 pc ensuite and huge walk-in closet!! Endless possibilities in the unspoiled basement. A handy side entrance for possible income suite await your personal touch. Close to schools, shopping and the Tri-Leisure. A great place to call home!!

Built in 2022

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4453743  |
| Price      | \$454,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,573         |
| Acres          | 0.00          |
| Year Built     | 2022          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |              |
|-------------|--------------|
| Address     | N/A          |
| Area        | Spruce Grove |
| Subdivision | Spruce Ridge |
| City        | Spruce Grove |
| County      | ALBERTA      |
| Province    | AB           |
| Postal Code | T7X 0X9      |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke |
| Parking Spaces | 4                                                       |
| Parking        | Double Garage Attached                                  |

### 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                                                                                           |
| Fireplace         | Yes                                                                                                                 |
| Fireplaces        | Insert                                                                                                              |
| Stories           | 2                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                    |

### Exterior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                  |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, No Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                             |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 47                |
| Zoning         | Zone 91           |

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Listing information last updated on October 5th, 2025 at 1:17pm MDT