

## \$487,250 - 18 Springbrook Wynd, Spruce Grove

MLS® #E4447880

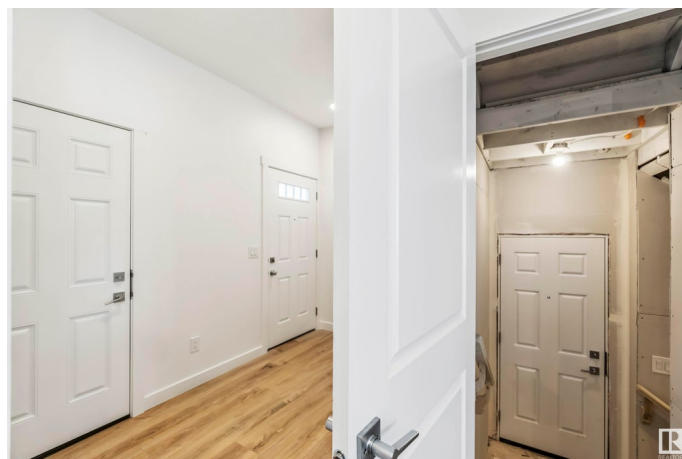
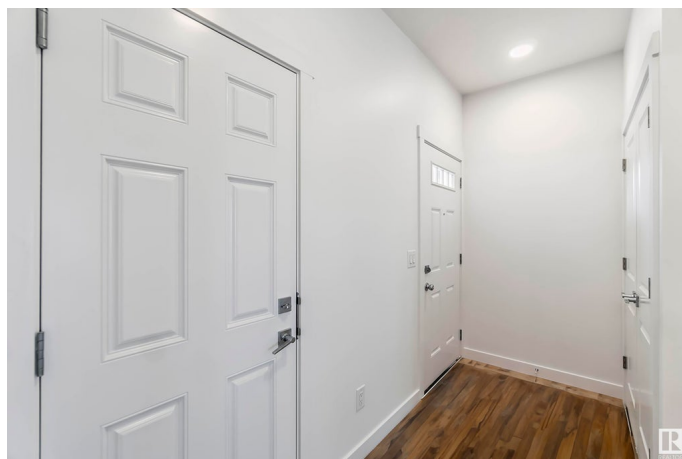
**\$487,250**

3 Bedroom, 2.50 Bathroom, 1,593 sqft

Single Family on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

At 1559 sq. ft., the Asset model blends elegance with durable design for today's families. It offers a double attached garage, separate side entrance, 9' main-floor ceilings, and Luxury Vinyl Plank flooring. A welcoming foyer leads to a half bath, coat closet, and mudroom off the garage. The functional U-shaped kitchen features quartz counters, a peninsula with flush eating ledge, undermount sink with Moen® pull-down faucet, over-the-range microwave with hood fan, full-height tiled backsplash, soft-close Thermofoil cabinetry, and a large corner pantry. The great room and nook are bright with large windows and sliding patio doors. Upstairs, the master suite includes a walk-in closet and 3-piece ensuite with tub/shower. A bonus room, main bath, laundry, and two bedrooms with ample closets complete this level. Basement rough-ins are included. Appliances are not included, but packages and options are available. This home showcases our enhanced Sterling Signature Specification.



Built in 2025

### Essential Information

MLS® # E4447880

Price \$487,250

Bedrooms 3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,593
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	18 Springbrook Wynd
Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2W5

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 15th, 2025
Days on Market	7
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 22nd, 2025 at 8:47pm MDT