

## \$519,900 - 69 Spruce Gardens Crescent, Spruce Grove

MLS® #E4453164

**\$519,900**

4 Bedroom, 3.50 Bathroom, 1,835 sqft

Single Family on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

Biggest lot on the block. Huge west-facing wrap deck for epic sunsets & BBQs. Fully fin bsmt. This 1,834 sq ft, 3-year-old 2-storey home is in a prime, family-focused area, steps to parks, trails & schools. Main Floor boasts an open plan with/ quartz kitchen, SS appliances, bold lighting, dining zone & fireside living room. Upstairs: 3 bdrms (2 WICs), 2 full baths, laundry & bonus/flex space. The lower level features a recreation and media area, a gym, or a guest suite. Upgrades: triple-pane windows, custom blinds, LVP floors, HE furnace, HRV, HWT & double-att garage. Huge BONUS, NEVER hang a single strand again-gemstone lights bring the magic 365 days a year. Covered front porch = strong curb appeal. Balance of AB New Home Warranty gives peace of mind. Move-in ready, low-maintenance & designed for max lifestyle. NO CONDO FEES. 15 Minutes to Edmonton. Built by respected local builder "Homexx", this home showcases quality craftsmanship and thoughtful design.

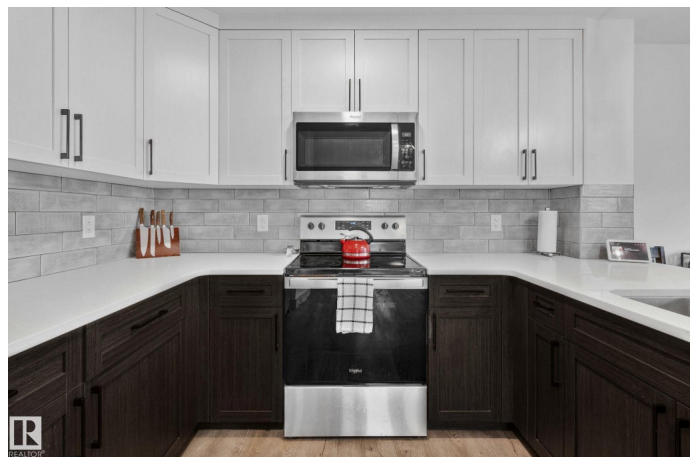
Built in 2022

### Essential Information

MLS® # E4453164

Price \$519,900

Bedrooms 4



|                |               |
|----------------|---------------|
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,835         |
| Acres          | 0.00          |
| Year Built     | 2022          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 69 Spruce Gardens Crescent |
| Area        | Spruce Grove               |
| Subdivision | Spruce Ridge               |
| City        | Spruce Grove               |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T7X 0J9                    |

### Amenities

|                |                                                                                                                       |
|----------------|-----------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Deck, Detectors Smoke, Hot Water Natural Gas, Smart/Program. Thermostat, Vinyl Windows, HRV System |
| Parking Spaces | 4                                                                                                                     |
| Parking        | Double Garage Attached                                                                                                |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                       |
| Fireplace         | Yes                                                                                             |
| Fireplaces        | Wall Mount                                                                                      |
| Stories           | 3                                                                                               |
| Has Basement      | Yes                                                                                             |
| Basement          | Full, Finished                                                                                  |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                                       |
| Construction      | Wood, Vinyl                                                            |
| Foundation        | Concrete Perimeter                                                     |

**School Information**

|            |                        |
|------------|------------------------|
| Elementary | Copperhaven k-9        |
| Middle     | Copperhaven k-9        |
| High       | Spruce Grove Composite |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 3                 |
| Zoning         | Zone 91           |

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Listing information last updated on August 18th, 2025 at 5:02am MDT