

## \$440,000 - 89 Landsdowne Drive, Spruce Grove

MLS® #E4459934

**\$440,000**

3 Bedroom, 3.00 Bathroom, 921 sqft

Single Family on 0.00 Acres

Lakewood\_SPGR, Spruce Grove, AB

Welcome to this beautifully maintained 4-level split in family-friendly Lakewood! Bright and inviting, the main floor offers a spacious dining area with vaulted ceilings and a country kitchen with island/corner pantry, opening to patio doors that lead to a massive deck—perfect for entertaining. Upstairs you’ll find 2 bedrooms including a primary with updated 3-pce ensuite, plus a main 4-pce bath. The lower level boasts a cozy family room with corner fireplace, 3rd bedroom, and another upgraded bath, while the 4th level provides a great rec room or workout space with plenty of storage. The fully fenced yard is a showstopper with an oversized deck, fire pit area, and large detached garage with a 9X18 foot door. Close to schools, parks, shopping, and all amenities, this home checks all the boxes for comfortable family living!

Built in 1998

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4459934  |
| Price          | \$440,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 921       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1998                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 4 Level Split          |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 89 Landsdowne Drive |
| Area        | Spruce Grove        |
| Subdivision | Lakewood_SPGR       |
| City        | Spruce Grove        |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7X 3Z8             |

### Amenities

|           |                                                                                               |
|-----------|-----------------------------------------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Fire Pit, Front Porch, No Smoking Home, Vaulted Ceiling, Vinyl Windows |
| Parking   | Double Garage Detached                                                                        |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                         |
| Appliances        | Air Conditioner-Window, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                |
| Fireplace         | Yes                                                                                                      |
| Fireplaces        | Corner                                                                                                   |
| Stories           | 4                                                                                                        |
| Has Basement      | Yes                                                                                                      |
| Basement          | Full, Finished                                                                                           |

### Exterior

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

### Additional Information

Date Listed September 29th, 2025

Days on Market 34

Zoning Zone 91

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