

# **\$449,900 - 46 Spruce Grouse Crescent, Spruce Grove**

MLS® #E4436667

**\$449,900**

4 Bedroom, 3.50 Bathroom, 1,475 sqft

Single Family on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

WELCOME HOME to Spruce Ridge. Fabulously located with TRI-Leisure Rec Centre, Schools, Shopping, Parks and trails all close by and within walking distance. Recently upgraded with new Flooring, Baseboards Casings, Paint and some appliances. Storage Shed is included. Nice and open Floor plan, lots of big windows bath the home with natural light. There are 4 Bedrooms, (3 up and 1 down) 3 and a half baths to accommodate all of your family's needs. Main floor laundry adds to the convenience of this home. Fantastic neighbours, and a quiet crescent location.

Built in 2005

## **Essential Information**

MLS® #	E4436667
Price	\$449,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,475
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey



Status	Active
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## Community Information

Address	46 Spruce Grouse Crescent
Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4M9

## Amenities

Amenities	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, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Heatilator/Fan
Stories	3
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Recreation Use, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	May 15th, 2025
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Days on Market 25

Zoning Zone 91

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Listing information last updated on June 9th, 2025 at 1:32pm MDT