

## \$545,000 - 85 Lamplight Drive, Spruce Grove

MLS® #E4448723

**\$545,000**

3 Bedroom, 2.50 Bathroom, 1,985 sqft

Single Family on 0.00 Acres

Legacy Park, Spruce Grove, AB

Welcome to your new home in Legacy Park! This 3-bedroom 3 bath home awaits its new family! Featuring a large spacious kitchen, dining room and living room area, in an open concept. This area is complemented with hardwood floors, granite counter tops, stainless steel appliances and gas fireplace. With a west facing backyard, there is ample natural light throughout the home. Along with 3 bedrooms, the upstairs also provides the bonus room, perfect for entertaining or settling in for movie night on the big screen TV. The master suite is the thoughtfully designed, offering a 5 piece en-suite with 2 bathroom sinks! The basement is unfinished and is ready for your favorite design and touches. The backyard is fenced with a deck and backs onto a field, providing extra privacy. Conveniently located to the Tri-Leisure recreation complex/sports field, and also has quick access to Hi-Way 16 & 16A.

Built in 2012

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4448723  |
| Price      | \$545,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,985                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 85 Lamplight Drive |
| Area        | Spruce Grove       |
| Subdivision | Legacy Park        |
| City        | Spruce Grove       |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7X 0G8            |

### Amenities

|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking Spaces | 4                                                                       |
| Parking        | Double Garage Attached                                                  |

### Interior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                        |
| Fireplace         | Yes                                                                                                                                              |
| Fireplaces        | Glass Door, Three Sided                                                                                                                          |
| Stories           | 2                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                              |
| Basement          | Full, Unfinished                                                                                                                                 |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                  |
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Landscaped, Public |

|              |                                 |
|--------------|---------------------------------|
|              | Transportation, Shopping Nearby |
| Roof         | Asphalt Shingles                |
| Construction | Wood, Vinyl                     |
| Foundation   | Concrete Perimeter              |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 16              |
| 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 August 3rd, 2025 at 10:02am MDT