

## \$450,000 - 46 Guenette Crescent, Spruce Grove

MLS® #E4450812

**\$450,000**

5 Bedroom, 3.00 Bathroom, 1,246 sqft

Single Family on 0.00 Acres

Grove Meadows, Spruce Grove, AB

Welcome to this 5 bedroom, 3 bathroom bungalow situated on a desirable corner lot in the heart of Grove Meadows, Spruce Grove. Offering over 2,200 sq ft of total living space, this home is perfect for families, multi-generational living, or anyone needing extra room to spread out. The main floor features a bright and spacious layout with large front windows, a cozy living room, and a functional kitchen with ample cabinetry, plenty of counter space, and a dining area. You'll find three generously sized bedrooms on the main level, including the primary suite with a 3-piece ensuite, and second bedroom that has been converted to a laundry room. The fully finished basement adds two additional large bedrooms, a full bathroom, a spacious family/rec room, and plenty of storage throughout. Enjoy year-round comfort with central air conditioning and the convenience of a heated double attached garage. Step outside to your private, fully fenced yard, complete with a storage shed, apple trees, and a large deck.

Built in 1992

### Essential Information

MLS® # E4450812

Price \$450,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,246                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 46 Guenette Crescent |
| Area        | Spruce Grove         |
| Subdivision | Grove Meadows        |
| City        | Spruce Grove         |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T7X 3G9              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, No Smoking Home  |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                        |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                               |
| Stories           | 2                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                     |
| Basement          | Full, Finished                                                                                                                                          |

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                              |
| Exterior Features | Fenced, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                         |
| Construction      | Wood, Vinyl                                                                              |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 31st, 2025

Days on Market                2

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 2nd, 2025 at 8:02pm MDT