

## \$569,900 - 17 Heron Crescent, Spruce Grove

MLS® #E4429263

**\$569,900**

3 Bedroom, 3.50 Bathroom, 2,049 sqft

Single Family on 0.00 Acres

Harvest Ridge, Spruce Grove, AB

Located in the family approved community of Harvest Ridge awaits a fully finished turn-key home thats perfect for a growing family. This meticulously kept 3 bed, 3.5 bath home exudes class and features vinyl plank flooring, upgraded s/s appliances, rich cabinetry with sleek granite countertops, main floor laundry, newer hot water tank, expansive 15x20' bonus room w/ fireplace, a generous primary bedroom with a deep soaker tub, dual sinks and a walk-in closet. Many of these upgrades have been within the last 5 years, not to mention the basement was recently developed and boasts a flexible open concept design that could be used for entertaining, a kids play room or a teenager lucky enough to have the basement to themselves. The location is ideal as your steps away from parks/playgrounds, walking trails, schools, public transit, the Tri Leisure Centre some of Spruce Groves major amenities. This home is sure to please and would make anyone proud to call it home.

Built in 2008

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4429263  |
| Price     | \$569,900 |
| Bedrooms  | 3         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,049                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 17 Heron Crescent |
| Area        | Spruce Grove      |
| Subdivision | Harvest Ridge     |
| City        | Spruce Grove      |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T7X 0E9           |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke |
| Parking   | Double Garage Attached               |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Corner Lot, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 26              |
| 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 April 30th, 2025 at 7:02am MDT