

## \$444,000 - 14 Spring Grove Crescent, Spruce Grove

MLS® #E4434618

**\$444,000**

3 Bedroom, 2.50 Bathroom, 1,625 sqft  
Single Family on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

Lovely 2-storey with attached double garage (22Wx24L, insulated) in Spruce Ridge, only steps to the Tri Leisure Centre. This 1,630 sq ft (plus full basement) home features hardwood & tile flooring, main floor laundry and much more! On the main level: a spacious entry way with laundry & 2-pc ensuite just off the garage entrance, living room with gas fireplace & bay windows, bright dining room with deck access and a spacious kitchen with corner pantry, built-in dishwasher and plenty of countertop space. Upstairs: 2 full bathrooms & 3 bedrooms including the owner's suite with walk-in closet & 4-piece ensuite. The basement is almost completely finished, with plumbing roughed in for a future bathroom. Outside: fully fenced yard with deck, fire pit, shed and garden boxes. Fantastic location near all the amenities that Spruce Grove has to offer; easy access to both Yellowhead (HWY 16) & Stony Plain Road (HWY 16A). Great opportunity!

Built in 2007

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4434618  |
| Price     | \$444,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,625                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 14 Spring Grove Crescent |
| Area        | Spruce Grove             |
| Subdivision | Spruce Ridge             |
| City        | Spruce Grove             |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T7X 0E7                  |

### Amenities

|           |   |
|-----------|---|
| Amenities | Deck, Detectors Smoke, Dog Run-Fenced In, Fire Pit, No Animal Home, No Smoking Home, Vacuum System-Roughed-In |
| Parking   | Double Garage Attached, Front Drive Access, Insulated, Parking Pad Cement/Paved, RV Parking                   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Glass Door, Mantel  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |   |
|-------------------|---|
| Exterior Features | Fenced, Golf Nearby, No Back Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 9             |
| 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 May 14th, 2025 at 6:02am MDT