

## \$389,000 - 33 Westglen Crescent, Spruce Grove

MLS® #E4446626

**\$389,000**

4 Bedroom, 2.00 Bathroom, 913 sqft

Single Family on 0.00 Acres

West Grove, Spruce Grove, AB

This move-in-ready 4-bedroom, 2-bathroom home offers over 1,500 sq ft of fully developed living space in a quiet Spruce Grove neighbourhood—just blocks from parks, schools, and everyday amenities. Step inside to modern vinyl flooring and a spacious eat-in kitchen with a pantry and patio access to the fully fenced backyard (new in 2019). Enjoy a generous yard with plenty of space for activities, gardening, or entertaining, plus a private rear parking area perfect for vehicles, RVs, or campers. Upstairs features two bedrooms and a full bath, with two more bedrooms and another full bath downstairs. The lowest level boasts a massive rec room—great for movie nights or a play area—plus laundry and storage. TELUS PureFibre is already connected, delivering lightning-fast internet for streaming and gaming. With new shingles in 2020, this home is a fantastic opportunity for first-time buyers or growing families!

Built in 1981

### Essential Information

MLS® #	E4446626
Price	\$389,000
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	913
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	33 Westglen Crescent
Area	Spruce Grove
Subdivision	West Grove
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 1W1

### Amenities

Amenities	See Remarks
Parking	Rear Drive Access, See Remarks

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal
Exterior Features	Golf Nearby, Level Land, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby, See Remarks, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 9th, 2025

Days on Market 13

Zoning Zone 91

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Listing information last updated on July 22nd, 2025 at 6:32pm MDT