

## \$391,000 - 108 Westridge Crescent, Spruce Grove

MLS® #E4435791

**\$391,000**

4 Bedroom, 2.00 Bathroom, 871 sqft

Single Family on 0.00 Acres

West Grove, Spruce Grove, AB

Fully finished bi-level located in Westgrove in a great location close to schools, shopping, and parks! Offering fantastic value under \$400,000, this home is move-in ready with many thoughtful updates. The main floor features a bright living room with laminate flooring and updated windows. The renovated kitchen offers modern finishes & opens onto a cozy dining area—perfect for family dinners or entertaining guests. You'll find two bedrooms upstairs, including a spacious primary and a versatile second bedroom. The fully developed basement adds even more living space with a generous family room and two additional bedrooms and a full bathroom—perfect for growing families. Enjoy peace of mind with recent upgrades including a newer furnace, stove, dishwasher, central A/C, and updated windows, kitchen, and shingles. Outside, the backyard is ideal for summer evenings, complete with a deck and space to relax or play. The 24x20 double garage offers plenty of room for parking & storage. Close to HWY 16 & 16A!

Built in 1981

### Essential Information

MLS® # E4435791

Price \$391,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 871                    |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 108 Westridge Crescent |
| Area        | Spruce Grove           |
| Subdivision | West Grove             |
| City        | Spruce Grove           |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T7X 1R6                |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Deck, Detectors Smoke, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Detached   |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Stucco   |
| Exterior Features | Fenced, Landscaped, Level Land, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Stucco   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 10th, 2025

Days on Market                3

Zoning                            Zone 91

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Listing information last updated on May 13th, 2025 at 1:47pm MDT