

## \$474,900 - N/A, Spruce Grove

MLS® #E4436606

**\$474,900**

3 Bedroom, 2.50 Bathroom, 1,528 sqft

Single Family on 0.00 Acres

Kenton, Spruce Grove, AB

Discover your next home in the sought-after community of Kenton! This beautifully updated 2-storey is ideally located just 20 minutes from West Edmonton Mall, with quick access to Hwy 16. Enjoy nearby Jubilee Park, the new Kâ€9 Prescott Learning Centre, and the proposed Civic Centreâ€”bringing future entertainment and value. You're also steps from the new arena at Heavy Metal Place. Inside, the stylish open-concept layout showcases hand-scraped hardwood, porcelain tile, and renovated bathrooms. Among the luxury upgrades: granite counters, plaster feature walls, custom built-ins, open pantry with custom shelving, and a cozy breakfast nook with built-in banquette. The main floor is rich with thoughtful design, warmth, and function. Upstairs, find three spacious bedrooms, including a generous primary suite with 3-piece ensuite. The beautifully landscaped yard features low-maintenance perennials, stamped concrete patio, and walkway. An oversized garage fits your lifted truck with ease.

Built in 2014

### Essential Information

MLS® # E4436606

Price \$474,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,528
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	N/A
Area	Spruce Grove
Subdivision	Kenton
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0P7

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings, Washers-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 14th, 2025
Days on Market	22
Zoning	Zone 91

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