

\$469,000 - 46 Spruce Grouse Crescent, Spruce Grove

MLS® #E4436667

\$469,000

4 Bedroom, 3.50 Bathroom, 1,475 sqft

Single Family on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

WELCOME HOME to Spruce Ridge. Fabulously located with TRI-Leisure Rec Centre, Schools, Shopping, Parks and trails all close by and within walking distance. Recently upgraded with new Flooring, Baseboards Casings, Paint and some appliances. Storage Shed is included. Nice and open Floor plan, lots of big windows bath the home with natural light. There are 4 Bedrooms, (3 up and 1 down) 3 and a half baths to accommodate all of your family's needs. Main floor laundry adds to the convenience of this home. Fantastic neighbours, and a quiet crescent location.

Built in 2005

Essential Information

MLS® #	E4436667
Price	\$469,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,475
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey



Status	Active
--------	--------

Community Information

Address	46 Spruce Grouse Crescent
Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4M9

Amenities

Amenities	Deck, Detectors Smoke
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Heatilator/Fan
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Recreation Use, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 15th, 2025
-------------	----------------

Days on Market 2

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 16th, 2025 at 9:47pm MDT