# \$749,998 - 30 Tilia Place, Spruce Grove

MLS® #E4441688

#### \$749,998

4 Bedroom, 3.00 Bathroom, 2,399 sqft Single Family on 0.00 Acres

Tonewood, Spruce Grove, AB

Double Car Garage | Stunning home with luxury and functionality for modern family living. Open-to-above living room with lot of windows, fireplace & beautiful feature wall. A convenient main-floor bedroom with a full bathroom is perfect for guests or extended family. The heart of the home is its modern kitchen, flowing into a dining area, ideal for summer gatherings. Upstairs beautiful bonus room with fireplace & feature wall, perfect for family entertainment, along with a private office/gym. The spacious primary suite with stunning ceiling & wall design offers a custom ensuite with a soaking tub, dual vanities, and a walk-in closet. Two additional bedrooms share a full bath. Every corner of this home has been thoughtfully designed, checking all the boxes for style, comfort, luxury and convenience.



#### **Essential Information**

MLS® # E4441688 Price \$749,998

Bedrooms 4

Bathrooms 3.00

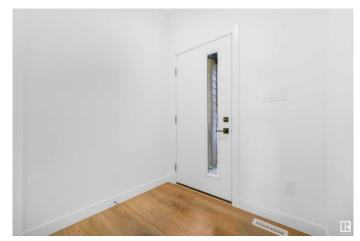
Full Baths 3

Square Footage 2,399

Acres 0.00

Year Built 2024







Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 30 Tilia Place Area Spruce Grove

Subdivision Tonewood

City Spruce Grove

County ALBERTA

Province AB

Postal Code T7X 0Z3

## **Amenities**

Amenities Ceiling 9 ft., No Animal Home, No Smoking Home

Parking Double Garage Attached

## Interior

Interior Features ensuite bathroom

Appliances None

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

## **Exterior**

Exterior Wood, Vinyl

Exterior Features Playground Nearby, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed June 11th, 2025

Days on Market 78

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 August 28th, 2025 at 12:02am MDT