

\$454,900 - N/A, Spruce Grove

MLS® #E4453743

\$454,900

3 Bedroom, 2.50 Bathroom, 1,573 sqft

Single Family on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

Beautiful half duplex in the vibrant community of Spruce Ridge. This upgraded property comes turn-key and boasts 9 ft ceilings on the main floor, quartz countertops throughout, a handy side entrance and convenient double attached garage. The open concept floor plan is great for entertaining, the upgraded kitchen features a large island, walk through pantry, plenty of cupboards and counterspace and a modern backsplash. The living room has a beautiful fireplace and plenty of windows let natural light shine in. Upstairs you will find a bonus room, laundry room, 4-piece bath and 3 good sized bedrooms, the primary with a 5 pc ensuite and huge walk-in closet!! Endless possibilities in the unspoiled basement. A handy side entrance for possible income suite await your personal touch. Close to schools, shopping and the Tri-Leisure. A great place to call home!!

Built in 2022

Essential Information

MLS® #	E4453743
Price	\$454,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,573
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	N/A
Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0X9

Amenities

Amenities	Ceiling 9 ft., Closet Organizers, 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, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 19th, 2025
Days on Market	42
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 September 30th, 2025 at 2:02am MDT