

## \$450,000 - 13 Eton Link, Spruce Grove

MLS® #E4417711

**\$450,000**

3 Bedroom, 2.50 Bathroom, 1,327 sqft  
Single Family on 0.00 Acres

Easton, Spruce Grove, AB

Welcome to this stunning new build in Easton, Spruce Grove! This modern home features 3 beds, 2.5 baths, and a double detached garage. The open-concept main floor boasts a spacious living room with an electric fireplace leading into the kitchen with an island and eating bar, perfect for entertaining. A convenient mudroom with hooks and benches connects to the backyard. Upstairs, you'll find 2 additional bedrooms, a 4-piece bath, and a luxurious primary suite with a 4-piece ensuite and walk-in closet. Laundry is also conveniently located on the upper level. The basement has a separate side entrance, offering potential for future development. Ideally located near schools, shopping, parks, and more. Don't miss out on this perfect family home! \*Photos are representative\*

Built in 2025

### Essential Information

MLS® #	E4417711
Price	\$450,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,327
Acres	0.00



Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	13 Eton Link
Area	Spruce Grove
Subdivision	Easton
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4B7

### **Amenities**

Amenities	No Animal Home, No Smoking Home
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	January 11th, 2025
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Days on Market 87

Zoning Zone 91

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