

## \$425,000 - 56 Deer Park Boulevard, Spruce Grove

MLS® #E4433282

**\$425,000**

4 Bedroom, 3.00 Bathroom, 1,082 sqft

Single Family on 0.00 Acres

Deer Park\_SPGR, Spruce Grove, AB

This beautiful 4-bedroom, 3-bathroom home in Deer Park, Spruce Grove offers an ideal blend of space, comfort, and modern living.

Featuring a thoughtfully designed layout, the home provides distinct living spaces that maximize functionality and privacy. The stylish kitchen offers ample cabinetry, perfect for hosting and meal prep. The primary bedroom boasts an ensuite, while the additional bedrooms provide plenty of space for family or guests. The fully finished basement features a spacious recreation room with a cozy fireplace, creating a warm and inviting atmosphere for entertainment or relaxation. Outside, the landscaped yard adds to the charm, offering a great space for outdoor gatherings. Located in a quiet yet convenient neighborhood, this home is close to schools, parks, and shopping, making it an excellent choice for families or anyone seeking a perfect balance of tranquility and accessibility.

Built in 1996

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4433282  |
| Price      | \$425,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,082                  |
| Acres          | 0.00                   |
| Year Built     | 1996                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 56 Deer Park Boulevard |
| Area        | Spruce Grove           |
| Subdivision | Deer Park_SPGR         |
| City        | Spruce Grove           |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T7X 3J6                |

### Amenities

|           |  |
|-----------|--|
| Amenities | See Remarks                                |
| Parking   | Double Garage Attached, Front Drive Access |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl                                     |
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, No Back Lane |
| Roof              | Asphalt Shingles                                       |
| Construction      | Wood, Brick, Vinyl                                     |
| Foundation        | Concrete Perimeter                                     |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2025 |
| Days on Market | 40               |

## 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 June 7th, 2025 at 11:02am MDT