

# **\$449,900 - 46 Spruce Grouse Crescent, Spruce Grove**

MLS® #E4436667

**\$449,900**

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	\$449,900
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 24

Zoning Zone 91

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