

## \$459,000 - 117 Spruce Gardens Crescent, Spruce Grove

MLS® #E4446666

**\$459,000**

3 Bedroom, 2.50 Bathroom, 1,883 sqft

Single Family on 0.00 Acres

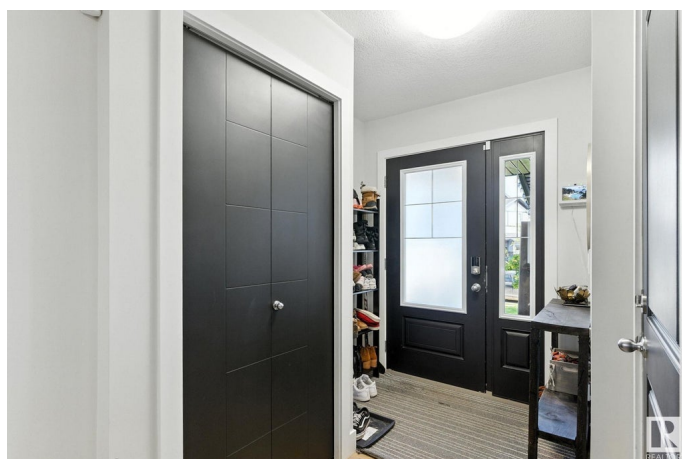
Spruce Ridge, Spruce Grove, AB

At 1880SqFt this is a big home and backing onto a walking path with no direct rear neighbors and within walking distance to three schools, this luxurious 3-bedroom duplex is a rare find. Inside, you'll find over 28 feet of counter and cabinet space, a full walk-in pantry, and an enormous kitchen that flows seamlessly into the spacious great room. The open glass staircase adds a modern touch, while the vaulted bonus room and oversized walk-in closets offer both style and function. Notable upgrades include: quartz countertops in the kitchen and bathrooms with upgraded undermount sinks, luxury vinyl flooring, gas stove, keyless entry, ceiling-height cabinetry, custom solid core doors, framed bathroom mirrors, upgraded subway tile backsplash, premium lighting fixtures, enhanced overhead garage door with windows, and stainless steel OTR microwave and dishwasher, HRV unit and Nat Gas BBQ hookups. Great home in Great Condition.

Built in 2017

### Essential Information

MLS® #	E4446666
Price	\$459,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,883
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	117 Spruce Gardens Crescent
Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0H5

### Amenities

Amenities	Deck, HRV System, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                July 9th, 2025  
Days on Market        8  
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 July 17th, 2025 at 1:32am MDT