

## \$434,000 - 37 Highlands Way, Spruce Grove

MLS® #E4448227

**\$434,000**

4 Bedroom, 2.50 Bathroom, 1,366 sqft

Single Family on 0.00 Acres

Heatherglenn, Spruce Grove, AB

This beautifully maintained 3-bedroom, 2.5-bath two-storey offers comfort, style, and space for the whole family. Step into the spacious front foyer and feel instantly at home. The bright, open-concept kitchen and living area is perfect for entertaining, featuring an island with breakfast bar, corner pantry, sleek electric fireplace, and patio doors that lead to a large deck—blending indoor and outdoor living. The king-sized primary retreat boasts a walk-in closet, dedicated makeup/desk area, and private access to the 4-piece bath. Two additional bedrooms are perfect for kids, guests, or a home office. The finished basement offers a versatile family room and games/desk area, plus a 3-piece bath complete with a Jacuzzi tub for added luxury. There's even room to add a fourth bedroom if desired. Extras include A/C, main floor laundry, a fully fenced and landscaped backyard, and a heated double attached garage. Located near schools, shopping the Tri Leisure Centre, and major routes for a easy commute.

Built in 2004

### Essential Information

MLS® # E4448227

Price \$434,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,366
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	37 Highlands Way
Area	Spruce Grove
Subdivision	Heatherglen
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4L4

### Amenities

Amenities	Deck, Exterior Walls- 2"x6", See Remarks
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
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 17th, 2025
Days on Market	13
Zoning	Zone 91

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