

## \$489,900 - 8 Waverley Crescent, Spruce Grove

MLS® #E4438152

**\$489,900**

4 Bedroom, 2.00 Bathroom, 1,784 sqft

Single Family on 0.00 Acres

Woodhaven\_SPGR, Spruce Grove, AB

This charming Woodhaven home, lovingly maintained by the same owners for 38 years, is ready for a new family to enjoy. Improvements over the past 10 years include newer windows, a roof(2020), hot water tank, renovated kitchen with new stainless steel appliances, & furnace (2023). The home boasts three bedrooms upstairs, full bath, plus a primary ensuite. The main level features two large family room spaces, two dining areas, a main floor den/bedroom, half bath, and laundry. The fully finished basement offers another large rec room with no shortage of storage. The property features a beautiful, large yard with perimeter trees for privacy, and an awning over the rear patio area for shade. The attached garage comes with all built-in shelving and is oversized. Great location, with walking distance to the Woodhaven Middle School, and on a quiet crescent. This home is surrounded by amazing neighbours and is in a family-friendly community. Meticulously maintained home.

Built in 1975

### Essential Information

MLS® #	E4438152
Price	\$489,900
Bedrooms	4



Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,784
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	8 Waverley Crescent
Area	Spruce Grove
Subdivision	Woodhaven_SPGR
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 1N4

### **Amenities**

Amenities	Vinyl Windows
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-2, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 23rd, 2025  
Days on Market      24  
Zoning                Zone 91

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