

## \$438,900 - 91 Spruce Gardens Crescent, Spruce Grove

MLS® #E4447045

**\$438,900**

3 Bedroom, 2.50 Bathroom, 1,616 sqft

Single Family on 0.00 Acres

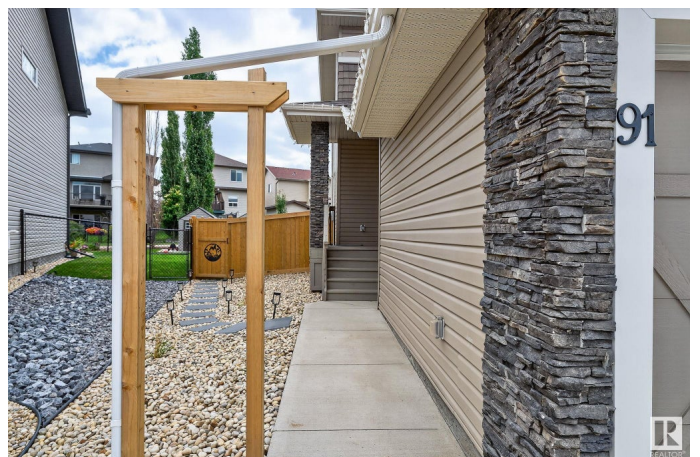
Spruce Ridge, Spruce Grove, AB

START THE CAR! Want the new home look and feel with all the extras done? Then this is the one you've been looking for! This 3 bed, 2.5 bath half duplex in beautiful community of Spruce Grove checks all the boxes: fresh new appliances (yes, the good ones), A/C, and a brand new 6 ft fence that backs the walking path. The bright open floor plan is perfect for hosting, parenting, or power lounging. Upstairs, you'll find three great sized bedrooms, including a dreamy primary retreat with ensuite and a walk in closet! Tucked into a family-friendly cul-de-sac, close to parks, schools, and shopping, this gem is move-in ready and waiting for someone who appreciates comfort and style. Come see it before someone else steals your future home! Shelving in dining room, kitchen and primary bedroom included. Rubber paving under gazebo 20X20-2024, Fridge & stove-2024, dishwasher, washer and dryer 3 months old. Still under warranty! Landscaping and flooring upstairs 2025.

Built in 2017

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4447045  |
| Price    | \$438,900 |
| Bedrooms | 3         |



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,616         |
| Acres          | 0.00          |
| Year Built     | 2017          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 91 Spruce Gardens Crescent |
| Area        | Spruce Grove               |
| Subdivision | Spruce Ridge               |
| City        | Spruce Grove               |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T7X 0J9                    |

### Amenities

|           |                                                                      |
|-----------|----------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Gazebo, No Smoking Home, Patio, Vinyl Windows |
| Parking   | Double Garage Attached                                               |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                        |
| Stories           | 2                                                                                                                                |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Full, Unfinished                                                                                                                 |

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                        |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 1               |
| Zoning         | Zone 91         |

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Listing information last updated on July 11th, 2025 at 2:32am MDT