

## \$474,900 - 9 Ashgrove Drive, Spruce Grove

MLS® #E4456328

**\$474,900**

5 Bedroom, 3.00 Bathroom, 1,413 sqft

Single Family on 0.00 Acres

Aspen Glen, Spruce Grove, AB

With 5 bedrooms & 3 full bathrooms, there's a room for everyone! Step inside this sunny bi-level to a spacious entry that flows effortlessly to both the upper & lower floors. The airy, open concept living space features vaulted ceilings, a skylight, large picture windows & living room with a cozy gas fireplace. The kitchen is perfect for entertaining with its maple cabinetry, deep pot drawers, corner pantry, eating bar, garbage disposal & bright dining area. The primary suite offers a true retreat with a walk-in closet, large windows & a 4-piece ensuite complete with a corner soaker tub and separate shower. The lower level is fully finished with a brand new boiler & in-floor heating system, a spacious family room, 2 bedrooms, a full bath & laundry/utility room. Outside, the yard is fully landscaped & fenced, perfect for kids, pets, or family gatherings. The cherry on top of this lovely home is the oversized 25' x 24' double attached garage! Comfort, function and style await you! Welcome home to Aspen Glen!

Built in 2006

### Essential Information

MLS® # E4456328

Price \$474,900

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,413                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 9 Ashgrove Drive |
| Area        | Spruce Grove     |
| Subdivision | Aspen Glen       |
| City        | Spruce Grove     |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T7X 4R5          |

### Amenities

|                |                                                                                                |
|----------------|------------------------------------------------------------------------------------------------|
| Amenities      | Hot Water Tankless, No Animal Home, No Smoking Home, Vaulted Ceiling, Vacuum System-Roughed-In |
| Parking Spaces | 2                                                                                              |
| Parking        | Double Garage Attached, Insulated, Over Sized                                                  |

### Interior

|                   |                                                                                                                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                  |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Hot Water, Natural Gas                                                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                                                                               |
| Fireplaces        | Tile Surround                                                                                                                                                                                                                     |
| Stories           | 2                                                                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                                                               |
| Basement          | Full, Finished                                                                                                                                                                                                                    |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior          | Wood, Brick, Vinyl            |
| Exterior Features | Fenced, Flat Site, Landscaped |
| Roof              | Asphalt Shingles              |
| Construction      | Wood, Brick, Vinyl            |
| Foundation        | Concrete Perimeter            |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 12                  |
| Zoning         | Zone 91             |

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Listing information last updated on September 16th, 2025 at 10:02pm MDT