

\$405,000 - 8 Heatherlands Way, Spruce Grove

MLS® #E4457084

\$405,000

3 Bedroom, 1.50 Bathroom, 1,247 sqft

Single Family on 0.00 Acres

Heatherglenn, Spruce Grove, AB

This may be the most PERFECT starter home in the Grove EVER! Immediate possession, fully finished family home, 3 beds 1.5 baths, double detached insulated garage!! And CUTE!!! Oh dear Lord is it CUTE! Sunflowers out front, freshly painted porch. 2 sheds in the backyard, cute lil patio, Mature Trees, lil back deck for BBQing! Inside, in SUCH GOOD CONDITION! Beautiful vinyl plank throughout the whole main floor, big WIDE OPEN WINDOWS. Big living room leads into the generous kitchen! Distressed oak cabinets, R/O water system, lots of storage! HUGE dining room window letting in TONS of light! room for a BIG dinner table. Half bath finishes the main floor. Upstairs 4pc bath w newer vinyl plank floors, EXCELLENT SHAPE, large primary room w a big walk in closet and 2 more good sized rooms! BASEMENT is fantastic w a HOME ENTERTAINMENT built-in for those family movie nights! LOTS of storage! Nice carpet up and down. Oversized double garage in the back w a perfect yard ready for some fun patio times :) 10/10 HOME!!

Built in 2003

Essential Information

MLS® # E4457084

Price \$405,000



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,247
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	8 Heatherlands Way
Area	Spruce Grove
Subdivision	Heatherglen
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4L3

Amenities

Amenities	Deck, Patio, Vinyl Windows
Parking	Double Garage Detached, RV Parking

Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed September 9th, 2025

Days on Market 7

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 September 16th, 2025 at 9:17pm MDT