

# \$439,000 - 87 Fenwyck Boulevard, Spruce Grove

MLS® #E4437040

**\$439,000**

3 Bedroom, 2.50 Bathroom, 1,622 sqft  
Single Family on 0.00 Acres

Fenwyck, Spruce Grove, AB

Welcome home to this stunning half-duplex in the growing community of Fenwyck in Spruce Grove. With 3 bedrooms, 2.1 bathrooms, and an upper level bonus room, this almost brand-new property has more than enough space for a family. The bright and clean kitchen with its gorgeous center island has ample size for friends to gather around and dine together. Notice the second entrance that leads directly to the basement, giving you the ability to develop it into a legal suite. Outside, you'll find a deck to relax on in the summer, and a good sized yard for your garden and for the kids to play. A double-detached garage is currently being constructed to protect your vehicles from the snow and cold during the winter months. Playgrounds, shopping, and golf courses are only a short distance away. Incredible location, amazing value, and everything your family needs.

Built in 2024

## Essential Information

MLS® #	E4437040
Price	\$439,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,622
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	87 Fenwyck Boulevard
Area	Spruce Grove
Subdivision	Fenwyck
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 3G7

### Amenities

Amenities	On Street Parking, Deck, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Built-In, Refrigerator, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Golf Nearby, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 16th, 2025
-------------	----------------

Days on Market 75

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 July 30th, 2025 at 1:47pm MDT