

\$365,000 - 13 Leyland Close, Spruce Grove

MLS® #E4441620

\$365,000

3 Bedroom, 2.50 Bathroom, 1,573 sqft

Single Family on 0.00 Acres

Lakewood_SPGR, Spruce Grove, AB

Welcome to 13 Leyland Close presenting you with an amazing opportunity to own this roomy 2 storey home located in a quiet cul-de-sac in Spruce Grove. This 3 bedroom, 2.5 bathroom home offers incredible potential for the right buyer. Across the street, enjoy a massive green space with soccer fields and an outdoor rink—perfect for year-round family fun. Just a short walk to Century Crossing, where you™ find coffee shops, restaurants, shopping and even a movie theatre. The home features a double attached garage, spacious layout, and room to make it your own. Whether you're an investor or a buyer looking to build sweat equity, this property is full of possibilities in an unbeatable location.

Built in 2004

Essential Information

MLS® #	E4441620
Price	\$365,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,573
Acres	0.00
Year Built	2004



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	13 Leyland Close
Area	Spruce Grove
Subdivision	Lakewood_SPGR
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4P1

Amenities

Amenities	See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 11th, 2025
Days on Market	54
Zoning	Zone 91
Foreclosure	Yes

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 August 3rd, 2025 at 10:02pm MDT