

## \$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

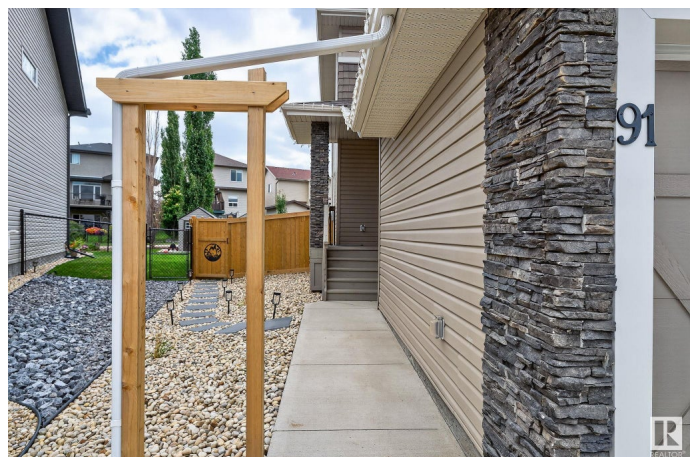
Spruce Ridge, Spruce Grove, AB

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, youâ€™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 10th, 2025 at 10:32pm MDT