

## \$389,900 - 65 Ashby Gardens, Spruce Grove

MLS® #E4461262

**\$389,900**

3 Bedroom, 2.50 Bathroom, 1,546 sqft

Single Family on 0.00 Acres

Aspen Glen, Spruce Grove, AB

Welcome to this beautifully maintained 2-storey home in family-friendly Aspen Glen community! Step inside to a bright open-concept main floor featuring a spacious living room with large windows and patio doors leading to the landscaped backyard. Adjoining is the dining area. The kitchen offers plenty of cabinetry, breakfast bar and stainless-steel appliances. There is also office/den and 2 pc bath on main floor. Upstairs, you will find 3 generous bedrooms, including the primary suite with walk-in closet and 4-pc ensuite, plus another full bath and upper-floor laundry for added convenience. The basement is unfinished, ready for your personal touch. Ideally located near parks, schools, shopping, and Highway 16A. Perfect for first time buyers!

Built in 2010

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461262  |
| Price          | \$389,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,546     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2010          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 65 Ashby Gardens |
| Area        | Spruce Grove     |
| Subdivision | Aspen Glen       |
| City        | Spruce Grove     |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T7X 0K1          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Attached |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                            |
| Stories           | 2                                                                                                    |
| Has Basement      | Yes                                                                                                  |
| Basement          | Full, Unfinished                                                                                     |

### Exterior

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

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 13                |

## Zoning

## Zone 91

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Listing information last updated on October 20th, 2025 at 4:47pm MDT