

# \$449,900 - 37 Heatherlands Way, Spruce Grove

MLS® #E4435073

**\$449,900**

5 Bedroom, 3.00 Bathroom, 1,259 sqft

Single Family on 0.00 Acres

Heatherglenn, Spruce Grove, AB

5 bedrooms and 3 full bathrooms, with bells and whistles, and backing on to 5.5 acres of green space too! Bi-level home with 2000 total square feet of living space- granite countertops, vaulted ceiling, in-floor heat in basement bath, hardwood and cork floors. Close to schools, The Links golf course and facilities, Tri-Leisure Centre, shopping and restaurants, and Spruce Grove's extensive trail system! Only 15 minutes from the city of Edmonton. What more could you want?

Built in 2003

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4435073               |
| Price          | \$449,900              |
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,259                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

## Community Information



|             |                     |
|-------------|---------------------|
| Address     | 37 Heatherlands Way |
| Area        | Spruce Grove        |
| Subdivision | Heatherglen         |
| City        | Spruce Grove        |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7X 4L2             |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Closet Organizers, Deck, No Animal Home, No Smoking Home |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Insulated                        |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Corner   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 9             |
| Zoning         | Zone 91       |

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