

## \$455,000 - 13 Spruce Ridge Drive, Spruce Grove

MLS® #E4436928

**\$455,000**

3 Bedroom, 2.50 Bathroom, 1,803 sqft

Single Family on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

Wonderful family home in desirable Spruce Ridge! This move-in-ready gem features an open-concept main floor with a spacious kitchen offering beautiful maple cabinetry, ample counter space, and a breakfast bar. The large front entry leads into a bright living room with big windows and stylish, durable wood-look tile flooring throughout. A convenient 2-pc bath and main floor laundry complete this level. Upstairs you'll find a massive bonus room with a cozy corner gas fireplace, a full bathroom, and three generously sized bedrooms. The primary suite includes a walk-in closet and full ensuite. Enjoy the south-facing, fully fenced backyard with a large deck and hot tubâ€”perfect for relaxing! The oversized, finished garage adds even more value. Located steps from the Tri-Leisure Centre with easy access to the Yellowhead. Bonus: the home has central A/C and shingles replaced in 2020!

Built in 2006

### Essential Information

MLS® #	E4436928
Price	\$455,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,803
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	13 Spruce Ridge Drive
Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4M8

### **Amenities**

Amenities	Air Conditioner, Deck, Detectors Smoke, Hot Tub, No Smoking Home, Vinyl Windows
Parking	Double Garage Attached, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 16th, 2025
Days on Market	1
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 May 17th, 2025 at 12:47pm MDT