

## \$499,900 - 46 Deer Park Way, Spruce Grove

MLS® #E4442484

**\$499,900**

4 Bedroom, 3.00 Bathroom, 1,146 sqft

Single Family on 0.00 Acres

Deer Park\_SPGR, Spruce Grove, AB

### FULLY UPDATED BACKING GREEN SPACE.

Tucked away in the peaceful community of Deer Park, this beautifully renovated 4-level split backs onto a protected treed reserve, offering privacy and natural views. With over 1900 SQFT of finished living space, this 4-bedroom home features a spacious primary suite, 3 full bathrooms, and a flexible rec room for added functionality. Set on a fully landscaped 6,000 sq ft lot, the home showcases major upgrades throughout: newer shingles, siding, stonework, windows, furnace, A/C, hot water tank, water softener, and reverse osmosis system. The stunning kitchen and bathrooms have been fully modernized, and the 3-season sunroom includes remote-controlled blinds for year-round comfort. The backyard is a true retreat with a fire pit and space to relax or entertain while enjoying peaceful treed views. Additional highlights include a heated, oversized double garage, built-in vacuum, irrigation system, and more. Quick access to Hwy 16, this home has it all.



Built in 1993

### Essential Information

MLS® # E4442484

Price \$499,900

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,146
Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	46 Deer Park Way
Area	Spruce Grove
Subdivision	Deer Park_SPGR
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 3K4

### Amenities

Amenities	Air Conditioner, Fire Pit, Sunroom, Vaulted Ceiling, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached, Heated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Water Softener, TV Wall Mount, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
----------	--------------------

Exterior Features	Backs Onto Park/Trees, Environmental Reserve, Fenced, Landscaped, Level Land, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 14th, 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 June 15th, 2025 at 7:32pm MDT