

## \$450,000 - 17 Eton Link, Spruce Grove

MLS® #E4435982

**\$450,000**

3 Bedroom, 2.50 Bathroom, 1,434 sqft

Single Family on 0.00 Acres

Easton, Spruce Grove, AB

Welcome to this thoughtfully designed 2-storey home with a double detached garage, where the builder's attention to detail is evident in every feature. Perfectly located for a quick and easy commute to the city, this home offers a south-facing backyard that fills the space with natural light. The main floor boasts a bright, open-concept layout with an inviting electric fireplace, a spacious dining area, and a stylish kitchen complete with a pantry, island, and breakfast bar. A mudroom, 2pc powder room, and side entrance add convenience and future potential. Upstairs, the primary suite offers a walk-in closet and 4-piece ensuite, while two additional bedrooms share a full bath. The upper-level laundry makes everyday living easier. This home is the perfect blend of comfort, style, and location—ready for your next chapter. \*Photos are representative\*

Built in 2025

### Essential Information

MLS® #	E4435982
Price	\$450,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,434



Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17 Eton Link
Area	Spruce Grove
Subdivision	Easton
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4B7

### Amenities

Amenities	No Animal Home, No Smoking Home, Vinyl Windows
Parking	Double Garage Detached, Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 12th, 2025
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Days on Market 36

Zoning Zone 91

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