

# **\$560,000 - 49 Spruce Ridge Drive, Spruce Grove**

MLS® #E4440120

**\$560,000**

3 Bedroom, 2.50 Bathroom, 1,828 sqft

Single Family on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

Welcome to this beautifully maintained and move-in ready home, situated in a quiet family-friendly community just steps from the Tri Leisure Centre, schools. With no rear neighbours and peaceful views of the pond and trails, this home offers privacy and a true connection to nature. The heart of the home features an open main level that opens up to a manicured, south facing fully fenced backyard complete with a large two-tier deck—perfect for entertaining or simply unwinding outdoors. Inside, stay cool in the summer with central A/C, while your car stays warm in the winter in the heated double garage. The upper floor has been recently upgraded with luxury vinyl plank flooring, offering both style and durability. Upstairs, you'll find a generously oversized primary suite with not one, but two walk-in closets, and a large en suite with a soaking tub and separate shower. Two additional bedrooms, a bright bonus room, and a full bath complete the upper level. providing ample space for the whole family.

Built in 2010

## **Essential Information**

MLS® # E4440120

Price \$560,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,828
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	49 Spruce Ridge Drive
Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4M8

### **Amenities**

Amenities	Air Conditioner
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Schools, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 3rd, 2025  
Days on Market        14  
Zoning                    Zone 91

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