

## \$434,000 - 37 Highlands Way, Spruce Grove

MLS® #E4448227

**\$434,000**

4 Bedroom, 2.50 Bathroom, 1,366 sqft

Single Family on 0.00 Acres

Heatherglenn, Spruce Grove, AB

This beautifully maintained 3-bedroom, 2.5-bath two-storey offers comfort, style, and space for the whole family. Step into the spacious front foyer and feel instantly at home. The bright, open-concept kitchen and living area is perfect for entertaining, featuring an island with breakfast bar, corner pantry, sleek electric fireplace, and patio doors that lead to a large deck—blending indoor and outdoor living. The king-sized primary retreat boasts a walk-in closet, dedicated makeup/desk area, and private access to the 4-piece bath. Two additional bedrooms are perfect for kids, guests, or a home office. The finished basement offers a versatile family room and games/desk area, plus a 3-piece bath complete with a Jacuzzi tub for added luxury. There's even room to add a fourth bedroom if desired. Extras include A/C, main floor laundry, a fully fenced and landscaped backyard, and a heated double attached garage. Located near schools, shopping the Tri Leisure Centre, and major routes for a easy commute.

Built in 2004

### Essential Information

MLS® # E4448227

Price \$434,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,366                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 37 Highlands Way |
| Area        | Spruce Grove     |
| Subdivision | Heatherglen      |
| City        | Spruce Grove     |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T7X 4L4          |

### Amenities

|           |                                          |
|-----------|------------------------------------------|
| Amenities | Deck, Exterior Walls- 2"x6", See Remarks |
| Parking   | Double Garage Attached                   |

### Interior

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

### Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                          |
| Exterior Features | Fenced, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                     |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 21              |
| Zoning         | Zone 91         |

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Listing information last updated on August 7th, 2025 at 11:48am MDT