

\$460,000 - 12 Leyland Way, Spruce Grove

MLS® #E4454598

\$460,000

3 Bedroom, 3.00 Bathroom, 1,494 sqft

Single Family on 0.00 Acres

Lakewood_SPGR, Spruce Grove, AB

Welcome to Spruce Grove's newest listing! This beautiful two-storey home is located in the family-friendly neighbourhood of Lakewood. This spacious home features an open-concept main floor with a bright kitchen, living, and dining area—perfect for entertaining. Convenient main floor laundry adds everyday ease. Upstairs offers 3 generous bedrooms, including a primary bedroom with 4-pc ensuite plus an additional 4-pc bath on this level. The fully finished basement provides extra living space and a 2-pc bath—ideal for a play room or rec room. Here you also find a perfect home office nook! Enjoy the attached garage and great curb appeal in a quiet, welcoming community close to schools, parks, and amenities. Upgrades here since 2021 include: appliances, light fixtures throughout, basement development, A/C, HWT and garage heater! Lots of painting has also been upgraded! Don't miss this one! A beautiful and cozy home environment has been created here and is move in ready!

Built in 2006

Essential Information

MLS® # E4454598

Price \$460,000

Bedrooms 3



Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,494
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	12 Leyland Way
Area	Spruce Grove
Subdivision	Lakewood_SPGR
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0A8

Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, No Smoking Home
Parking	Double Garage Attached, Heated

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 25th, 2025
Days on Market	11
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 September 5th, 2025 at 1:33pm MDT