

## \$449,900 - 88 Landsdowne Drive, Spruce Grove

MLS® #E4460124

**\$449,900**

4 Bedroom, 3.00 Bathroom, 985 sqft

Single Family on 0.00 Acres

Lakewood\_SPGR, Spruce Grove, AB

Delightful property is move in ready! 4 level split features four bedrooms and 3 bathrooms including a 3 piece ensuite. Gorgeous newer kitchen with granite counters and a huge farm sink, upgraded bathroom fixtures & granite counters in all bathrooms, newer flooring and lighting throughout, 2021 furnace and central air, 25 year shingles installed about 10 years ago. Heated garage is 23 X20. Property is being sold "as is where is" with no warranties or representations.

Built in 1999

### Essential Information

MLS® #	E4460124
Price	\$449,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	985
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information



Address	88 Landsdowne Drive
Area	Spruce Grove
Subdivision	Lakewood_SPGR
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 3X8

### **Amenities**

Amenities	Deck, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, No Back Lane, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 30th, 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 October 1st, 2025 at 7:02am MDT