

# \$530,000 - 27 Springbrook Wynd, Spruce Grove

MLS® #E4422995

## \$530,000

3 Bedroom, 2.50 Bathroom, 1,656 sqft  
Single Family on 0.00 Acres

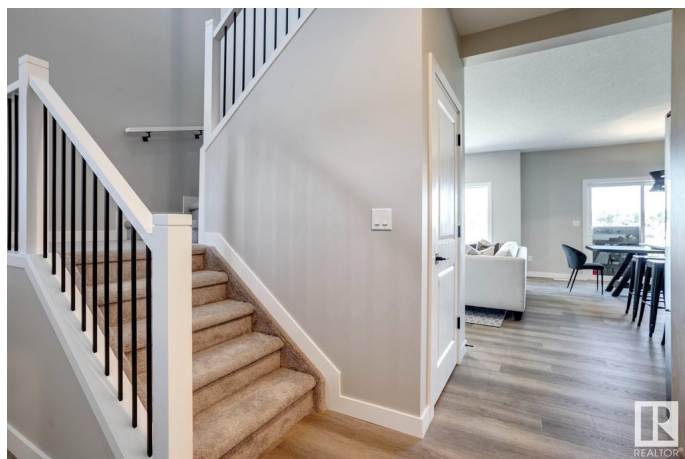
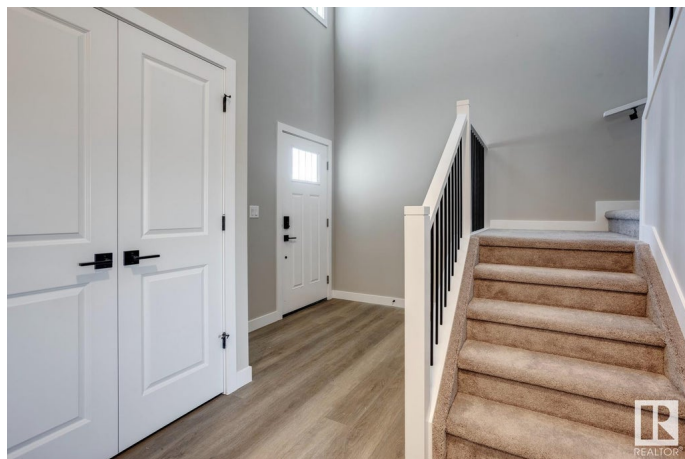
Spruce Ridge, Spruce Grove, AB

Welcome to this charming 2-storey Spruce Grove home with a double attached garage and a fantastic location near amenities. The main floor features an open-concept kitchen, dining, and living area, complete with a cozy electric fireplace. The kitchen boasts a pantry and an island with a breakfast bar. The convenient mudroom offers a bench and cubbies. A 2pc bath completes the main floor. There is a separate side entrance to the unfinished basement, which is awaiting your personal touch. Upstairs, you'll find a bonus room, laundry, two bedrooms, and a 4pc bath. The primary bedroom has a 4pc ensuite offering side-by-side sinks, a stand-up shower, and a walk-in closet. \*Photos are representative\*

Built in 2025

### Essential Information

MLS® #	E4422995
Price	\$530,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,656
Acres	0.00



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

### **Community Information**

Address	27 Springbrook Wynd
Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2W5

### **Amenities**

Amenities	No Animal Home, No Smoking Home
Parking	Double Garage Attached

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

### **Additional Information**

Date Listed	February 26th, 2025
Days on Market	43

## 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 April 10th, 2025 at 9:18am MDT