# \$529,900 - 72 Spruce Ridge Drive, Spruce Grove

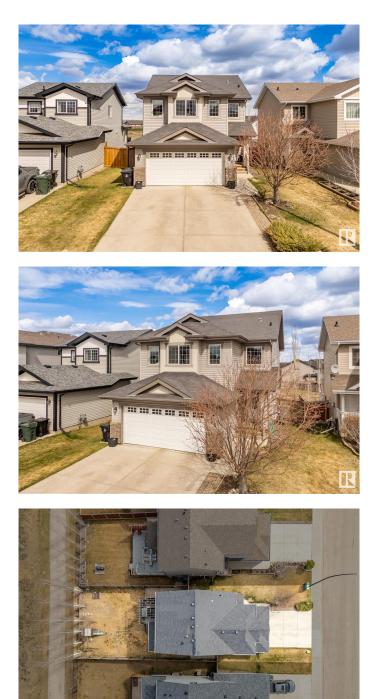
MLS® #E4432635

#### \$529,900

4 Bedroom, 3.50 Bathroom, 1,972 sqft Single Family on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

No rear neighbours! Backing a walking path, this gorgeous 2-storey home offers just under 3000 sqft of finished space. Featuring 4 bedrooms, 3.5 baths, a large foyer, with a kitchen that boasts a walk-thru pantry, gas stove, centre island and newer lighting, this home is built for comfort and style. Enjoy hardwood, ceramic tile, and carpet flooring. A huge primary suite with his/hers dual closets, 4pce ensuite with huge soaker tub and separate shower. The finished basement just needs carpet in the flex space to be complete and includes a rec room, wet bar, dri-core flooring, and a new furnace (2024). Bonus room upstairs adds flexibility. The oversized 24x21 heated garage with radiant heat is a rare find! Located near Kâ€"9 Copperhaven School and quick access for the commute to work. Close to walking trails that lead around the neighbourhood pond. A perfect blend of space, upgrades, and locationâ€"welcome home!



Built in 2010

#### **Essential Information**

| MLS® #    | E4432635  |
|-----------|-----------|
| Price     | \$529,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |

| Full Baths     | 3                      |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,972                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Туре           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

## **Community Information**

| Address     | 72 Spruce Ridge Drive |
|-------------|-----------------------|
| Area        | Spruce Grove          |
| Subdivision | Spruce Ridge          |
| City        | Spruce Grove          |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7X 4M8               |

### Amenities

| Amenities<br>Parking Spaces<br>Parking | On Street Parking, Air Conditioner, Deck, Vinyl Windows, Wet Bar<br>5<br>Double Garage Attached, Heated, Over Sized                                   |
|--|---|
| Interior                               |   |
| Interior Features                      | ensuite bathroom  |
| Appliances                             | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Washer, Window Coverings, Garage Heater |
| Heating                                | Forced Air-1, Natural Gas   |
| Fireplace                              | Yes   |
| Fireplaces                             | Mantel  |
| Stories                                | 3   |
| Has Basement                           | Yes   |
| Basement                               | Full, Finished  |
| Extorior                               |   |

### Exterior

| Exterior          | Wood, Vinyl |             |             |       |       |     |             |
|-------------------|-------------|-------------|-------------|-------|-------|-----|-------------|
| Exterior Features | Fenced, Go  | olf Nearby, | Landscaped, | Level | Land, | Low | Maintenance |

|              | Landscape, No Back Lane, Paved Lane, Picnic Area, Playground |  |  |
|--------------|--|--|--|
|              | Nearby, Schools, Shopping Nearby                             |  |  |
| Roof         | Asphalt Shingles   |  |  |
| Construction | Wood, Vinyl  |  |  |
| Foundation   | Concrete Perimeter   |  |  |

### **School Information**

| Elementary | Copperhaven            |
|------------|------------------------|
| Middle     | Copperhaven            |
| High       | Spruce Grove Composite |

### **Additional Information**

| Date Listed    | April 24th, 2025 |
|----------------|------------------|
| Days on Market | 7                |
| Zoning         | Zone 91          |

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Listing information last updated on April 30th, 2025 at 9:17pm MDT