

## **\$798,000 - 11 Lincoln Court, Spruce Grove**

MLS® #E4432720

**\$798,000**

3 Bedroom, 3.50 Bathroom, 2,640 sqft

Single Family on 0.00 Acres

Stoneshire, Spruce Grove, AB

Breathtaking! From the great room open to above, to the quartz laden designer kitchen & counters throughout, majestic floor to ceiling fireplace, an abundance of stamped concrete upgrades to the driveway & extra wide sidewalks. Triple pane windows, 9ft ceilings & 8ft doors throughout. Side entrance for future suite potential. Upstairs features a separate laundry room, with ample cabinetry, & a large bonus room! The primary bedroom oasis features a 5pc spa-inspired & integrated bath, & a walk-through closet with direct laundry access. The 2nd & 3rd good-sized bedrooms share a Jack & Jill 5 pc bath. The 28.9 x 23.5 triple car garage boasts extra storage height. Perfectly positioned on an exquisitely landscaped & fenced, south-facing, pie-shaped lot tucked into this peaceful cul-de-sac. Experience Spruce Grove to its fullest...City close & urban quiet! Extremely Energy Efficient, fantastic location & turn-key move-in ready. It's the perfect time to enjoy your manicured, fully fenced, private south-OASIS!

Built in 2021

### **Essential Information**

MLS® # E4432720

Price \$798,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,640                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11 Lincoln Court |
| Area        | Spruce Grove     |
| Subdivision | Stoneshire       |
| City        | Spruce Grove     |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T7X 0N5          |

### Amenities

|           |  |
|-----------|--|
| Amenities | Closet Organizers, Deck, Detectors Smoke, Fire Pit, Front Porch, Hot Water Instant, No Animal Home, No Smoking Home, Vinyl Windows, HRV System, 9 ft. Basement Ceiling |
| Parking   | Triple 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   |
| Fireplace         | Yes   |
| Fireplaces        | Remote Control, Tile Surround   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Metal, Stone, Vinyl  |
| Exterior Features | Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Metal, Stone, Vinyl  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 5                |
| Zoning         | Zone 91          |

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Listing information last updated on April 30th, 2025 at 4:02pm MDT