

## **\$619,000 - 8 Longview Point(e), Spruce Grove**

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MLS® #E4453301

**\$619,000**

3 Bedroom, 2.50 Bathroom, 2,004 sqft

Single Family on 0.00 Acres

Stoneshire, Spruce Grove, AB

For more information, please click on "View Listing on Realtor Website". Comfort Meets Convenience! Located in the desirable community of Linkside, it is minutes away from the Link's Golf Course, with easy/quick access to Highway 16. This well-appointed home offers a perfect blend of lifestyle and function. It was thoughtfully designed for easy living, whether entertaining or enjoying quiet evenings relaxing indoors in air conditioned comfort. Walking distance to parks and amenities. Minimal maintenance lawn - more time to relax, less time on upkeep. Oversized garage. Expansion driveway + side parking for your ATV's, boat or RV. Enjoy outdoor living on the composite, wrap-around deck - perfect for entertaining or relaxing in the sun. Spacious Master Bedroom with one walk-in closet and one standard closet. Luxurious ensuite with jacuzzi tub and a separate walk-in shower. Separate entrance to basement with two large windows and 9 foot ceilings.

Built in 2009

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4453301  |
| Price     | \$619,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,004                  |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 8 Longview Point(e) |
| Area        | Spruce Grove        |
| Subdivision | Stoneshire          |
| City        | Spruce Grove        |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7X 0H4             |

### Amenities

|           |                                                                                                                                                                                                                                         |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, Parking-Extra, Smart/Program. Thermostat, R.V. Storage, Recreation Room/Centre, Wet Bar, Vacuum System-Roughed-In |
| Parking   | Double Garage Attached, Front Drive Access, Over Sized                                                                                                                                                                                  |

### Interior

|                   |                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher - Energy Star, Dryer, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                             |
| Fireplaces        | Mantel                                                                                                                                                                          |
| Stories           | 2                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                             |
| Basement          | Full, See Remarks                                                                                                                                                               |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

Exterior Features    Golf Nearby, Landscaped, L  
No Through Road, Not  
Transportation, Schools, Sho  
Roof                    Asphalt Shingles  
Construction        Wood, Stone, Vinyl  
Foundation          Concrete Perimeter

**Additional Information**

Date Listed            August 15th, 2025  
Days on Market        4  
Zoning                  Zone 91



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Listing information last updated on August 19th, 2025 at 8:18pm MDT