

\$536,250 - 32 Springbrook Wynd, Spruce Grove

MLS® #E4431658

\$536,250

3 Bedroom, 2.50 Bathroom, 1,830 sqft

Single Family on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

The Allure is a home that is the embodiment of design intertwined with sophisticated elegance & practical living. 9' ceilings on main & lower levels, DBL att. garage, separate entry & LVP flooring throughout the main. Inviting foyer leads to the beautifully illuminated kitchen with generous quartz counters, an island & built-in microwave, under-mount sink, modern chimney hood fan, backsplash & plenty of cabinets with soft close features and a large walk-through pantry that also accesses the mudroom & garage entry. Great room with electric fireplace & nook have large windows and sliding glass patio doors. A den & 1/2 bath completes the main level. A bright primary suite offers a substantial walk-in closet & 5pc ensuite with dbl sinks & walk-in shower. There is a convenient bonus room, 3pc bath, laundry and two add. comfortable bedrooms with ample closet space. Upgraded traditional brush nicket lighting pkg & lower R/I pkg is included. This home offers THE new & improved Sterling Signature Specification.

Built in 2025

Essential Information

MLS® # E4431658

Price \$536,250

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,830
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	32 Springbrook Wynd
Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2W5

Amenities

Amenities	Off Street Parking, On Street Parking, Ceiling 9 ft., No Animal Home, No Smoking Home, Green Building, 9 ft. Basement Ceiling
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Level Land, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Copperhaven School
Middle	Woodhaven Middle School
High	Spruce Grove Composite Hig

Additional Information

Date Listed	April 18th, 2025
Days on Market	58
Zoning	Zone 91

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