

## \$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 and reserve land, 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
Type	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	On Street Parking, Air Conditioner, Deck, Vinyl Windows, Wet Bar
Parking Spaces	5
Parking	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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Level Land,

Low Maintenance Landscape, No Back Lane, Park/Reserve, 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	2
Zoning	Zone 91

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