## \$749,900 - 36 Spring Link, Spruce Grove

MLS® #E4432992

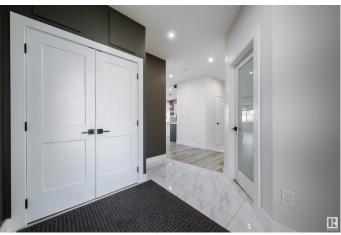
## \$749,900

4 Bedroom, 2.50 Bathroom, 2,516 sqft Single Family on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

Welcome to this beautifully designed home with 9' ceilings on the main level, a vaulted ceiling and cozy electric fireplace in the living room, plus an office right off the front entry. The kitchen is a standout with granite counters, a walk-through pantry, gas range (convertible to electric), bar with beverage fridge, and sleek finishes. Upstairs you'll find a flex room, 3 bedrooms including a spacious primary with a 5-piece ensuite, plus a bonus room and convenient laundry with side-by-side washer and dryer. The basement has 9' ceilings and a separate side entranceâ€"great potential for a suite or rec space. Stay cool with central A/C and enjoy the heated, insulated triple attached garage. The fenced and landscaped backyard is perfect for relaxing or entertaining, complete with a cedar deck and gazebo. A stylish, functional home with space for everything!







Built in 2022

## **Essential Information**

| MLS® #     | E4432992  |
|------------|-----------|
| Price      | \$749,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |

| Square Footage        | 2,516   |  |
|-----------------------|---|--|
| Acres                 | 0.00  |  |
| Year Built            | 2022  |  |
| Туре                  | Single Family   |  |
| Sub-Type              | Detached Single Family  |  |
| Style                 | 2 Storey  |  |
| Status                | Active  |  |
| Community Information |   |  |
| Address               | 36 Spring Link  |  |
| Area                  | Spruce Grove  |  |
| Subdivision           | Spruce Ridge  |  |
| City                  | Spruce Grove  |  |
| County                | ALBERTA   |  |
| Province              | AB  |  |
| Postal Code           | T7X 0L6   |  |
| Amenities             |   |  |
| Amenities             | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls-<br>2"x6", Gazebo, Hot Water Natural Gas, No Smoking Home, Vaulted<br>Ceiling, Vinyl Windows, Wall Unit-Built-In, HRV System, 9 ft. Basement<br>Ceiling |  |
| Parking Spaces        | 6   |  |
| Parking               | Heated, Insulated, Triple Garage Attached   |  |
| Interior              |   |  |
| Interior Features     | ensuite bathroom  |  |
| Appliances            | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,<br>Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window<br>Coverings, Wine/Beverage Cooler, Curtains and Blinds, Garage Heater              |  |
| Heating               | Forced Air-1, Natural Gas   |  |
| Fireplace             | Yes   |  |
| Fireplaces            | Tile Surround   |  |
| Stories               | 2   |  |
| Has Basement          | Yes   |  |
| Basement              | Full, Unfinished  |  |
| Exterior              |   |  |
| Exterior              | Wood, Vinyl   |  |
|                       |   |  |

Exterior Features Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance

|              | Landscape, Playground Nearby, Schools, Shopping Nearby |
|--------------|--|
| Roof         | Asphalt Shingles                                       |
| Construction | Wood, Vinyl  |
| Foundation   | Concrete Perimeter                                     |

## **Additional Information**

| Date Listed | April 26th, 2025 |
|-------------|------------------|
|-------------|------------------|

Days on Market 50

Zoning Zone 91

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 15th, 2025 at 3:47am MDT