

Courtesy Of Adrienne Carlton Of Exp Realty

# \$674,900 - 46 Fairway Drive, Spruce Grove

MLS® #E4436063

**\$674,900**

5 Bedroom, 3.50 Bathroom, 2,570 sqft  
Single Family on 0.00 Acres

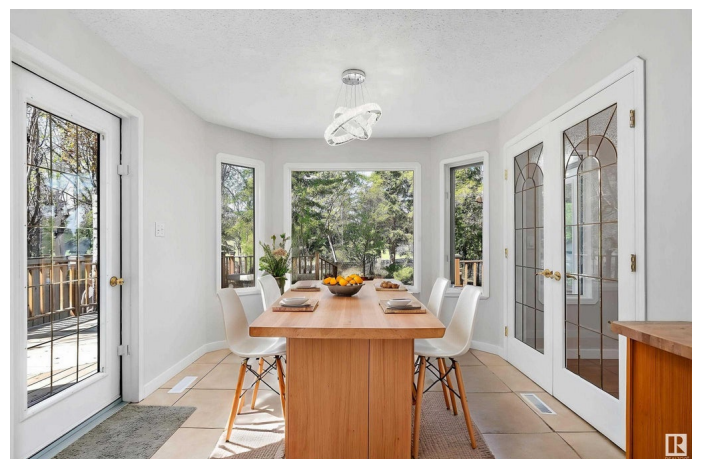
Stoneshire, Spruce Grove, AB

Prime location backing on to the Links Golf Course & across the street from Fairways Park! With no neighbours directly in front or behind! Plus, an absolutely stunning extra wide lot that features beautiful landscaping, providing you your own little backyard oasis. This fully finished two storey home offers four bdrms, 3.5 baths & numerous updates including new paint, light fixtures & carpet. Original hardwood flooring is in excellent condition & complements the home beautifully. 2,550 sq ft above grade, with a unique layout on the main level including timeless French doors & 2 gas fireplaces. Outside, a massive deck for entertaining, cobblestone patio with fire pit, shed & an additional room below grade at the back of the house perfect for storage or a workshop. 2nd level deck off primary, offers homeowner a beautiful opportunity for solitude. Extra wide heated garage with 8-ft doors. Additional entrance into bsmnt from garage, good set up for in-law suite. Extra wide exposed aggregate concrete driveway

Built in 1993

## Essential Information

MLS® #	E4436063
Price	\$674,900
Bedrooms	5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,570
Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	46 Fairway Drive
Area	Spruce Grove
Subdivision	Stoneshire
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 3K3

### **Amenities**

Amenities	Deck, Fire Pit, No Animal Home, Patio, Wall Unit-Built-In, Workshop, See Remarks
Parking	Double Garage Attached, Heated, Insulated, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Storage Shed, Stove-Electric, Washer, See Remarks, Refrigerators-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Golf Nearby,

Landscaped, Playground Nearby, Public Transportation, Schools, Vegetable Garden

Roof Asphalt Shingles  
Construction Wood, Brick, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed May 12th, 2025  
Days on Market 34  
Zoning Zone 91

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Listing information last updated on June 15th, 2025 at 12:48pm MDT