

## \$470,000 - 26 Leyland Way, Spruce Grove

MLS® #E4455225

**\$470,000**

3 Bedroom, 3.00 Bathroom, 1,463 sqft

Single Family on 0.00 Acres

Lakewood\_SPGR, Spruce Grove, AB

Step inside this stylish 3 bedroom, 4 bathroom Lakewood home that features modern farmhouse décor and thoughtful custom details throughout. The renovated kitchen boasts quality finishes, stainless steel appliances and a corner pantry. It flows seamlessly into bright, open living spaces designed for both everyday living and entertaining. Enjoy the comfort of CENTRAL AC or relax outdoors in the beautiful yard with spacious deck, ideal for gatherings or quiet evenings. Upstairs you'll find 3 perfectly sized bedrooms including a primary bedroom with a 4 piece ensuite and sizable closet. A fully finished basement, with 2pc bath, provides additional living space, perfect for a family movie nights, a home office, or gym. With its thoughtful updates, timeless charm and proximity to schools, parks and amenities, this home will serve your family for years to come.

Built in 2006

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4455225  |
| Price      | \$470,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,463                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 26 Leyland Way |
| Area        | Spruce Grove   |
| Subdivision | Lakewood_SPGR  |
| City        | Spruce Grove   |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7X 4S2        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner, Deck  |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Storage Shed, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler, See Remarks, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                              |
| Stories           | 3                                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                                                                                         |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior          | Wood, Vinyl                                            |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                       |
| Construction      | Wood, Vinyl                                            |
| Foundation        | Concrete Perimeter                                     |

### Additional Information

Date Listed August 29th, 2025

Days on Market 13

Zoning Zone 91

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Listing information last updated on September 11th, 2025 at 8:02pm MDT