

## **\$475,000 - 27 Spring Gate, Spruce Grove**

MLS® #E4440891

**\$475,000**

3 Bedroom, 2.50 Bathroom, 1,711 sqft

Single Family on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

Beautifully Landscaped 2- Storey Home in Spruce Ridge Features 3 Beds, 2.5 Baths, BONUS Room, A/C, Double Attached Garage, & Extra Parking for RV. New Gemstone Lighting on Roof 2024. The Sweetest Curb Appeal Lined w/Perennials and Rock work up to a Front Covered Deck. Spacious Foyer has Large Closet w/Organizers. Fireplace Centers the Windows in Living Room. Plenty of Cabinets/Counters in Kitchen, SS Appliances, & Pantry. Dining Room has access to Backyard Oasis w/Privacy Screen. Completing t Main Flr is a 2 PC Bath, & Laundry Rm w/ White Cabinets, Pedestal Washer & Dryer. Gorgeous Hardwood Floors throughout the Home. Staircase Splits Left to the Huge Bonus Rm and Right to Bedrooms & 4PC Bath. Roomy Primary Bedroom Upstairs has 2 Closets w/Organizers, Modern 5PC Ensuite w/Jet tub, Separate Shower, Water Closet, Dbl Sinks, & Linen Shelves. Landscaped Backyard w/Trampoline & 2 Decks, Fire pit, Freshly Stained Fence, & Handy Outside hot and cold taps. Close to Schools, Shopping, Golf, & Tri-Leisure Center.

Built in 2006

### **Essential Information**

MLS® # E4440891

Price \$475,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,711
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	27 Spring Gate
Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4M9

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Fire Pit, Front Porch, No Smoking Home, Patio
Parking Spaces	6
Parking	Double Garage Attached, Heated, Insulated, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Curtains and Blinds
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, Fruit Trees/Shrubs, Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 6th, 2025
Days on Market	10
Zoning	Zone 91

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