

## \$550,000 - 103 Woodside Crescent, Spruce Grove

MLS® #E4463730

**\$550,000**

5 Bedroom, 2.50 Bathroom, 1,603 sqft

Single Family on 0.00 Acres

Woodhaven\_SPGR, Spruce Grove, AB

RARE LEGALLY SUITED bungalow with a fantastic & spacious layout that is 90-95% complete. This 1,603 sq.ft. 3+2 bedroom, 2.5 bathroom home is perfect for generational living, a mortgage helper, or a rental property in a great family neighborhood. The main floor has a large living & dining room, spacious kitchen, primary bedroom with half bath, 2 bedrooms, and full bathroom; the old staircase was removed and upper laundry was put in its place. The main floor needs to have some painting finished, and flooring can be replaced if desired, but it is not necessary to move in. The basement has a brand new PERMITTED 2 bedroom suite with a large kitchen, living room, bathroom with laundry, and tons of storage. There is just some finishing work required like the door casings and baseboards. Located on Woodside Crescent, it is tucked in a quiet neighborhood, but just off of main roads for an easy commute and access to all amenities.

Built in 1991

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4463730  |
| Price     | \$550,000 |
| Bedrooms  | 5         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,603                  |
| Acres          | 0.00                   |
| Year Built     | 1991                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 103 Woodside Crescent |
| Area        | Spruce Grove          |
| Subdivision | Woodhaven_SPGR        |
| City        | Spruce Grove          |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7X 3V2               |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Deck, Detectors Smoke, No Smoking Home |
| Parking Spaces | 4                                      |
| Parking        | Double Garage Attached                 |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                |
| Appliances        | Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                                       |
| Stories           | 2                                                                               |
| Has Suite         | Yes                                                                             |
| Has Basement      | Yes                                                                             |
| Basement          | Full, Finished                                                                  |

### Exterior

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                          |
| Exterior Features | Fenced, Golf Nearby, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2025 |
| Days on Market | 7                  |
| Zoning         | Zone 91            |

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Listing information last updated on November 3rd, 2025 at 7:47pm MST