

## **\$575,000 - 31 Springbrook Wynd, Spruce Grove**

---

MLS® #E4419116

**\$575,000**

4 Bedroom, 3.00 Bathroom, 2,100 sqft

Single Family on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

Welcome to this two-storey home in the highly desirable town of Spruce Grove! With a double attached garage, this property seamlessly blends convenience and elegance. The main floor features a versatile den, perfect for a home office, playroom, or guest bedroom. A spacious mudroom offers built-in cubbies and a bench, leading to an open-concept kitchen that boasts stone countertops, SS appliances, 42" upper cabinets, a kitchen island, and an under-mounted granite sink. The expansive living room is anchored by a warm fireplace, complemented by a convenient 3-piece bathroom. Upstairs, unwind in the luxurious primary suite, complete with a walk-in closet and a stunning 5-piece ensuite featuring dual sinks, a stand-up shower, and a soaking tub. The upper level also includes 2 additional bedrooms, a large bonus room, a 4-piece bathroom, and a laundry area. This home also features a separate entrance to the basement. This beautiful home is not to be missed! IMMEDIATE POSSESSION!



Built in 2024

### **Essential Information**

MLS® #	E4419116
Price	\$575,000
Bedrooms	4

Bathrooms	3.00
Full Baths	3
Square Footage	2,100
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	31 Springbrook Wynd
Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0E7

### **Amenities**

Amenities	No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            January 23rd, 2025

Days on Market      71

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 April 4th, 2025 at 9:02pm MDT