

## \$899,900 - 80 Prospect Place, Spruce Grove

MLS® #E4420968

**\$899,900**

6 Bedroom, 3.50 Bathroom, 2,676 sqft

Single Family on 0.00 Acres

Prescott, Spruce Grove, AB

Imagine a house having it all - so much space, rolling lake and landscape views, walking paths to school, modern finishings, decedent upgrades, a WALK OUT basement, and only one side neighbour. This home is here. Not to mention, the most conscientious maintenance. This newer and wonderfully upgraded home over at 2600sf and a 40ft wide lot has TWO FURNACES, TANKLESS WATER, AC, HEATED TRIPLE GARAGE w EXTRA WIDE DRIVEWAY, TRIPLE PANE WINDOWS w CUSTOM BLINDS, 2 FIREPLACES 9 ft main and basement, and 8ft 2nd floor CEILINGS, dura-deck DECKS and a CONCRETE PATIO, one deck is the full width of the house, the other off your primary bedroom. Upgraded landscaping including 5 fruit bearing trees, amongst your fountain and maintenance free exterior. There are four very well sized bedrooms upstairs, with two additional oversized bedrooms in the basement. The home has an IMMACULATE chef's dream kitchen. All shelving throughout is MDF. This opulent home is looking for the perfect family to carry on its legacy. Come home.

Built in 2020

### Essential Information

MLS® # E4420968

Price \$899,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,676                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 80 Prospect Place |
| Area        | Spruce Grove      |
| Subdivision | Prescott          |
| City        | Spruce Grove      |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T7X 0E2           |

### Amenities

|               |   |
|---------------|---|
| Amenities     | Off Street Parking, Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home, Vinyl Windows, Walkout Basement, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling |
| Parking       | Tandem, Triple Garage Attached  |
| Is Waterfront | Yes   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Gas, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Remote Control, Wall Mount, See Remarks  |
| Stories           | 3  |
| Has Basement      | Yes  |

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Brick, Vinyl

Exterior Features      Backs Onto Lake, Backs Onto Park/Trees, Corner Lot, Fenced, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, No Back Lane, No Through Road, Park/Reserve, Paved Lane, Playground Nearby, Private Setting, Schools, Shopping Nearby

Roof                              Asphalt Shingles

Construction              Wood, Brick, Vinyl

Foundation                  Concrete Perimeter

**Additional Information**

Date Listed                      February 10th, 2025

Days on Market              82

Zoning                              Zone 91

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Listing information last updated on May 3rd, 2025 at 10:47am MDT