

\$535,000 - 12 Springbrook Wynd, Spruce Grove

MLS® #E4433044

\$535,000

3 Bedroom, 2.50 Bathroom, 1,813 sqft
Single Family on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

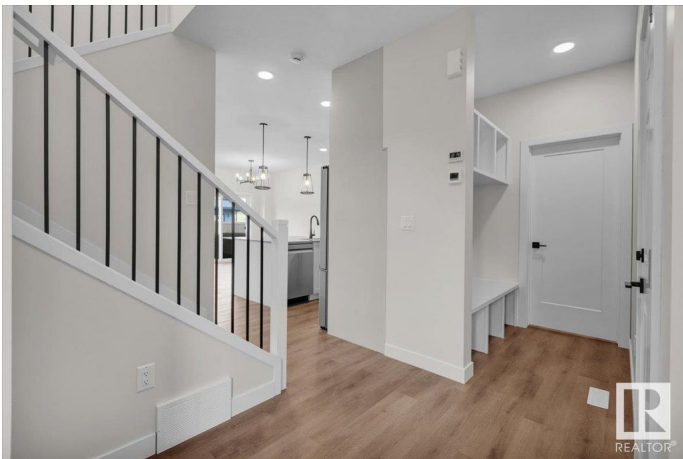
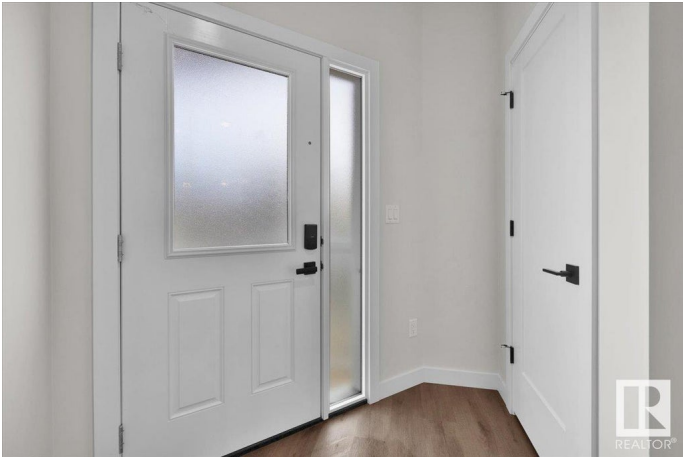
Brand new 2-storey home in Spruce Grove, ideally situated on a corner lot with a double attached garage. The main floor offers an open-concept layout with a bright living, dining, and kitchen area featuring large windows, a centre island with a breakfast bar, a pantry, and a convenient 2pc bath. Upstairs, enjoy a spacious bonus room, three bedrooms, a 4pc bath, and a thoughtfully placed laundry room. The primary suite impresses with a large walk-in closet and a luxurious 5pc ensuite complete with dual sinks, a stand-up shower, and a relaxing soaker tub. Step outside to a rear deck perfect for outdoor enjoyment.

Photos are representative.

Built in 2025

Essential Information

| | |
|----------------|---------------|
| MLS® # | E4433044 |
| Price | \$535,000 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,813 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |



| | |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 12 Springbrook Wynd |
| Area | Spruce Grove |
| Subdivision | Spruce Ridge |
| City | Spruce Grove |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7X 2W5 |

Amenities

| | |
|-----------|---------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home |
| 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 |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Corner Lot, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 25th, 2025 |
| Days on Market | 8 |
| 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 May 3rd, 2025 at 12:32pm MDT