

\$989,900 - 8 Arthur Way, Spruce Grove

MLS® #E4455442

\$989,900

4 Bedroom, 4.00 Bathroom, 2,852 sqft

Single Family on 0.00 Acres

Aspen Glen, Spruce Grove, AB

Elegant 2023 2-storey & attached triple garage (34x32, 12'™ ceiling, heated, 220V, H&C water, epoxy floor, drains, EV ready) backing onto nature trails in Jesperdale. This 2850 sqft (+ full basement) home features central AC, white oak flooring, high efficiency windows & doors, energy efficient furnace & water, solar panel ready & high-end details throughout. Main floor: spacious entry & mudroom, front office, 3-pc bath, living room w/ 12'™ open beam ceiling & electric fireplace, dining room w/ deck access & gourmet kitchen w/ quartz counters, large eat-up island & walk-through butler's pantry. Upstairs: top floor laundry room w/ sink, bonus room w/ vaulted ceiling, two 5-pc baths & 3 bedrooms including the owner's suite w/ walk-in closet & ensuite w/ soaker tub & large walk-in shower. Finished basement: 4th bedroom, 4-pc bath, rough-in for 2nd laundry, exercise room & rec room w/ electric fireplace & wet bar. Maintenance free exterior w/ covered vinyl deck, bbq hook-up, patio & views of greenspace behind!

Built in 2023

Essential Information

MLS® # E4455442

Price \$989,900

Bedrooms 4



Bathrooms	4.00
Full Baths	4
Square Footage	2,852
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	8 Arthur Way
Area	Spruce Grove
Subdivision	Aspen Glen
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0Y4

Amenities

Amenities	Air Conditioner, Bar, Ceiling 9 ft., Deck, Exercise Room, No Smoking Home, Open Beam, Patio, R.V. Storage, Vaulted Ceiling, Wet Bar, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking Spaces	6
Parking	220 Volt Wiring, Heated, RV Parking, Triple Garage Attached, EV Charging Station
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Creek, Cul-De-Sac, Environmental Reserve, Fenced, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Public Swimming Pool, Schools, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Insulated Concrete Form

Additional Information

Date Listed	August 30th, 2025
Days on Market	18
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 September 17th, 2025 at 8:47am MDT