

# \$495,000 - 41 Eton Link, Spruce Grove

MLS® #E4463240

**\$495,000**

3 Bedroom, 2.50 Bathroom, 1,540 sqft  
Single Family on 0.00 Acres

Easton, Spruce Grove, AB

5 Things to Love About This Home: 1) Modern Design: Stunning 2-storey new build featuring 9-ft ceilings and sleek vinyl plank flooring throughout the main level. 2) Open Concept Living: Bright and spacious main floor with seamless flow between living, dining, and kitchen areas—perfect for entertaining. 3) Chef-Inspired Kitchen: Stylish island with breakfast bar, coffee bar nook, and plenty of cabinetry for all your culinary needs. 4) Luxurious Primary Suite: Upstairs retreat with walk-in closet and spa-like 5-pc ensuite complete with dual sinks and elegant finishes. 5) Smart Functionality: Electric fireplace for cozy evenings, main-floor powder room, convenient laundry upstairs, and separate entrance for added versatility. \*Photos are representative\*

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4463240  |
| Price          | \$495,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,540     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |              |
|-------------|--------------|
| Address     | 41 Eton Link |
| Area        | Spruce Grove |
| Subdivision | Easton       |
| City        | Spruce Grove |
| County      | ALBERTA      |
| Province    | AB           |
| Postal Code | T7X 4A9      |

### Amenities

|           |                                                                       |
|-----------|-----------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Exterior Walls- 2"x6", No Animal Home, No Smoking Home |
| Parking   | Parking Pad Cement/Paved                                              |

### 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    | October 23rd, 2025 |
| Days on Market | 12                 |

## Zoning

## Zone 91

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Listing information last updated on November 4th, 2025 at 11:47am MST