

# \$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

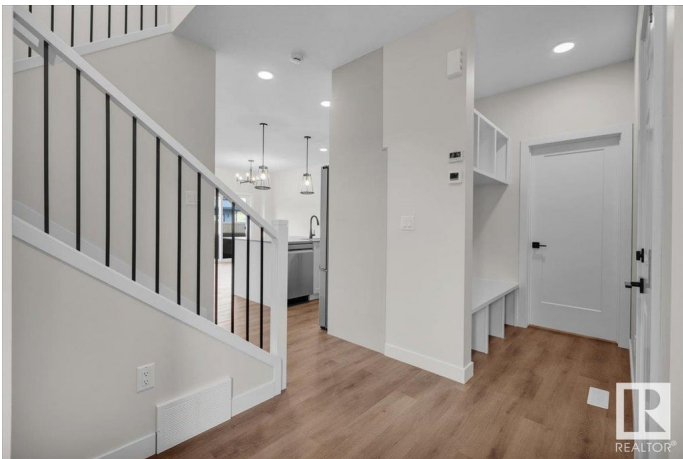
Brand new 2-storey home in Spruce Grove, ideally situated on a corner lot with a double attached garage. The main floor offers an open-concept layout with a bright living, dining, and kitchen area featuring large windows, a centre island with a breakfast bar, a pantry, and a convenient 2pc bath. Upstairs, 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 | 9                |
| Zoning         | Zone 91          |

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Listing information last updated on May 4th, 2025 at 5:17am MDT