

## **\$798,000 - 11 Lincoln Court, Spruce Grove**

MLS® #E4432720

**\$798,000**

3 Bedroom, 3.50 Bathroom, 2,640 sqft

Single Family on 0.00 Acres

Stoneshire, Spruce Grove, AB

Breathtaking! From the great room open to above, to the quartz laden designer kitchen & counters throughout, majestic floor to ceiling fireplace, an abundance of stamped concrete upgrades to the driveway & extra wide sidewalks. Triple pane windows, 9ft ceilings & 8ft doors throughout. Side entrance for future suite potential. Upstairs features a separate laundry room, with ample cabinetry, & a large bonus room! The primary bedroom oasis features a 5pc spa-inspired & integrated bath, & a walk-through closet with direct laundry access. The 2nd & 3rd good-sized bedrooms share a Jack & Jill 5 pc bath. The 28.9 x 23.5 triple car garage boasts extra storage height. Perfectly positioned on an exquisitely landscaped & fenced, south-facing, pie-shaped lot tucked into this peaceful cul-de-sac. Experience Spruce Grove to its fullest...City close & urban quiet! Extremely Energy Efficient, fantastic location & turn-key move-in ready. It's the perfect time to enjoy your manicured, fully fenced, private south-OASIS!

Built in 2021

### **Essential Information**

MLS® # E4432720

Price \$798,000



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,640
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11 Lincoln Court
Area	Spruce Grove
Subdivision	Stoneshire
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0N5

### Amenities

Amenities	Closet Organizers, Deck, Detectors Smoke, Fire Pit, Front Porch, Hot Water Instant, No Animal Home, No Smoking Home, Vinyl Windows, HRV System, 9 ft. Basement Ceiling
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Remote Control, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Metal, Stone, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 25th, 2025
Days on Market	8
Zoning	Zone 91

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Listing information last updated on May 3rd, 2025 at 7:17pm MDT