

## \$400,000 - 30 Windermere Drive, Spruce Grove

MLS® #E4434491

**\$400,000**

5 Bedroom, 2.50 Bathroom, 1,455 sqft  
Single Family on 0.00 Acres

Woodhaven\_SPGR, Spruce Grove, AB

BACKING ONTO HERITAGE GROVE PARK is this charming, upgraded bungalow with detached double garage (26Wx24L, heated, insulated)- steps to schools, nature trails & parks. 1,455 square feet above grade plus fully finished basement. Sunken living room with large windows & electric fireplace. Spacious kitchen with peninsula, stainless-steel appliances, built-in dishwasher, pantry and an abundance of cupboard & counter space; formal dining room plus breakfast nook. Fantastic 3-SEASONS SUNROOM with south-east views of the park behind. Finishing off the main level are 1.5 bathrooms and 3 bedrooms including the owner's suite with 2-pc ensuite. Basement: 2 additional bedrooms, 3-piece bathroom, family room, plenty of storage and oversized laundry room with deep sink & counter space. Upgrades include new mechanical systems, roof & windows. Outside: fenced yard with deck, shed, playground, firepit and an extra long driveway for RV parking. Located near downtown, walking distance to all amenities. Must see!

Built in 1975

### Essential Information

MLS® #	E4434491
Price	\$400,000



Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,455
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	30 Windermere Drive
Area	Spruce Grove
Subdivision	Woodhaven_SPGR
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 1P7

### Amenities

Amenities	Deck, Detectors Smoke, Dog Run-Fenced In, Fire Pit, No Animal Home, No Smoking Home, Patio, R.V. Storage, Vacuum System-Roughed-In
Parking Spaces	6
Parking	Double Garage Detached, Front Drive Access, Parking Pad Cement/Paved, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco, Vinyl
Exterior Features	Backs Onto Park/Trees, Environmental Reserve, Golf Nearby, No Back Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 5th, 2025
Days on Market	2
Zoning	Zone 91

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