

## \$499,900 - 46 Deer Park Way, Spruce Grove

MLS® #E4442484

**\$499,900**

4 Bedroom, 3.00 Bathroom, 1,146 sqft

Single Family on 0.00 Acres

Deer Park\_SPGR, Spruce Grove, AB

### FULLY UPDATED BACKING GREEN SPACE.

Tucked away in the peaceful community of Deer Park, this beautifully renovated 4-level split backs onto a protected treed reserve, offering privacy and natural views. With over 1900 SQFT of finished living space, this 4-bedroom home features a spacious primary suite, 3 full bathrooms, and a flexible rec room for added functionality. Set on a fully landscaped 6,000 sq ft lot, the home showcases major upgrades throughout: newer shingles, siding, stonework, windows, furnace, A/C, hot water tank, water softener, and reverse osmosis system. The stunning kitchen and bathrooms have been fully modernized, and the 3-season sunroom includes remote-controlled blinds for year-round comfort. The backyard is a true retreat with a fire pit and space to relax or entertain while enjoying peaceful treed views. Additional highlights include a heated, oversized double garage, built-in vacuum, irrigation system, and more. Quick access to Hwy 16, this home has it all.



Built in 1993

### Essential Information

MLS® # E4442484

Price \$499,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,146                  |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 46 Deer Park Way |
| Area        | Spruce Grove     |
| Subdivision | Deer Park_SPGR   |
| City        | Spruce Grove     |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T7X 3K4          |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Fire Pit, Sunroom, Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 4  |
| Parking        | Double Garage Detached, Heated                                     |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Water Softener, TV Wall Mount, Garage Heater |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel, Tile Surround  |
| Stories           | 4  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |   |
|-------------------|---|
| Exterior Features | Backs Onto Park/Trees, Environmental Reserve, Fenced, Landscaped, Level Land, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 14th, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 91         |

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Listing information last updated on June 16th, 2025 at 11:22pm MDT