

## \$424,900 - 76 Springwood Way, Spruce Grove

MLS® #E4465576

**\$424,900**

3 Bedroom, 2.50 Bathroom, 1,609 sqft

Single Family on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

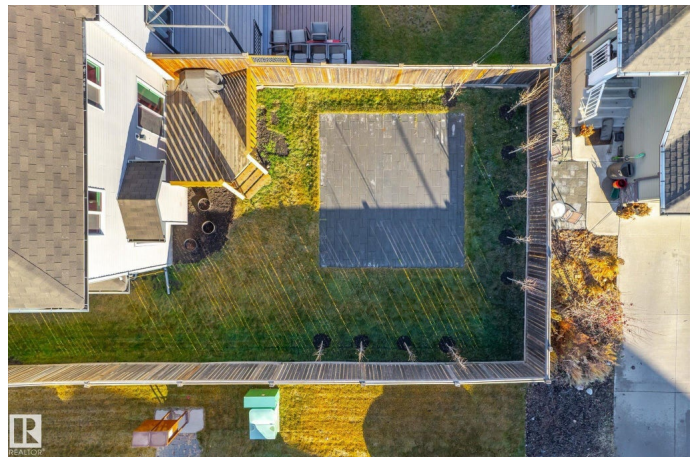
Welcome to the desirable and family-friendly community of Spruce Ridge. This immaculate half duplex offers the perfect blend of comfort, style, and practicality. Situated on a corner lot with ample yard space and no sidewalk to maintain, this home is ideal for families or those looking to downsize without compromising on quality. The main floor features an open-concept design with a spacious kitchen offering abundant cabinet and counter space, a bright dining area, and a welcoming living room with access to the beautifully landscaped backyard, complete with a new deck and patio. Upstairs, you'll find a wide hallway with desk area, a luxurious primary suite with upgraded insulation, a backlit feature wall, large walk-in closet, and a 4pc ensuite. A convenient second-floor laundry room, oversized linen closet, 2 additional bedrooms and 4pc bath complete this level. The unfinished basement is ready for your personal touch. Close to schools, shopping and the Tri-Leisure Centre, this community has so much to offer!

Built in 2015

### Essential Information

MLS® # E4465576

Price \$424,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,609         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 76 Springwood Way |
| Area        | Spruce Grove      |
| Subdivision | Spruce Ridge      |
| City        | Spruce Grove      |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T7X 0S8           |

### Amenities

|                |                                                                                                                                              |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Patio, Smart/Program. Thermostat, See Remarks |
| Parking Spaces | 4                                                                                                                                            |
| Parking        | Double Garage Attached                                                                                                                       |

### Interior

|                   |                                                                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, TV Wall Mount, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                            |
| Stories           | 2                                                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                                                                                                     |

### Exterior

|                   |                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                 |
| Exterior Features | Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                            |
| Construction      | Wood, Vinyl                                                                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                                                                          |

**Additional Information**

|             |                     |
|-------------|---------------------|
| Date Listed | November 13th, 2025 |
| Zoning      | Zone 91             |

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Listing information last updated on November 13th, 2025 at 3:47pm MST