

# \$499,999 - 44 Amberley Bay, Spruce Grove

MLS® #E4416138

**\$499,999**

3 Bedroom, 2.50 Bathroom, 1,733 sqft  
Single Family on 0.00 Acres

Aspen Glen, Spruce Grove, AB

PERFECT WALKOUT DUPLEX backing Pond for starter/Investment/Downsizing opportunity Located in the Jesper dale Community of Spruce Grove. This 3 Bedroom, 2.5 Bath, plus loft is located close to schools & Recreation Centre. Main floor has high ceiling foyer and kitchen with modern high gloss cabinetry, quartz countertops, stainless steel appliances and spacious pantry. Perfect for cooking meals and entertaining! Family room has comfortable setting with fireplace and huge windows. Spacious nook with lots of sunlight and half bath finishes main level. Unfinished basement with separate entrance, 9' Ceiling and roughed in bathroom is waiting for creative ideas. DECK with GAS/TRIPLE PANE WINDOWS/NO CONDO FEES And Landscaping is included.

Built in 2024

## Essential Information

MLS® #	E4416138
Price	\$499,999
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,733
Acres	0.00



Year Built	2024
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	44 Amberley Bay
Area	Spruce Grove
Subdivision	Aspen Glen
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2X4

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Over Sized

### **Interior**

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

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Golf Nearby, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed December 15th, 2024

Days on Market 105

Zoning Zone 91

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on March 30th, 2025 at 4:17pm MDT