

\$525,000 - 45 Spring Grove Crescent, Spruce Grove

MLS® #E4450630

\$525,000

3 Bedroom, 2.50 Bathroom, 1,958 sqft

Single Family on 0.00 Acres

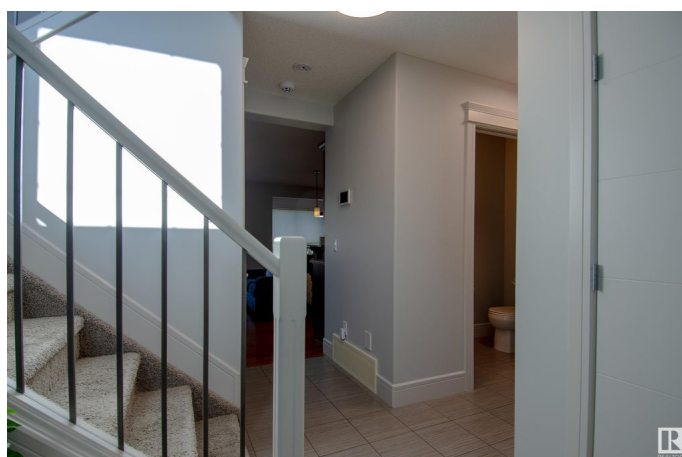
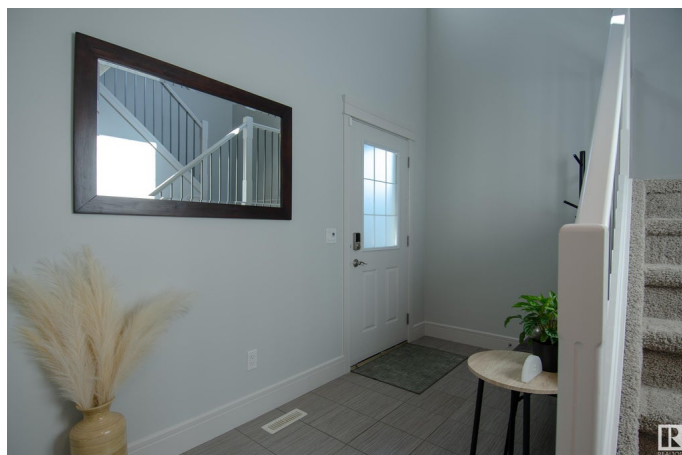
Spruce Ridge, Spruce Grove, AB

This stylish 2-storey combines comfort, efficiency, and thoughtful upgrades. Featuring 3 bedrooms, 2.5 baths, and a versatile bonus room, it offers a spacious foyer and a kitchen with walk-through pantry, California Closets organization, center island, and double oven. High-end appliances have been replaced within the past few years, with LED lighting throughout the home. The primary suite includes a California Closets walk-in, 4-piece ensuite with soaker tub and separate shower. Flooring blends hardwood, ceramic tile, and carpet. An oversized heated garage adds versatility. Outdoor living features a fully composite deck and low-maintenance landscaping. A brand-new 7kW solar system, producing ~8MWh/year, can save over \$1,000 annually. Ideally located near the Tri Leisure Centre, K 9 Copperhaven School, trails, and neighborhood pond. Immaculately maintained and shows exceptionally well.

Built in 2012

Essential Information

MLS® #	E4450630
Price	\$525,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,958
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	45 Spring Grove Crescent
Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0L5

Amenities

Amenities	Air Conditioner, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Level Land, No Back Lane, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 31st, 2025
Days on Market	5
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 August 4th, 2025 at 11:32pm MDT