

## \$529,900 - 72 Spruce Ridge Drive, Spruce Grove

MLS® #E4432635

**\$529,900**

4 Bedroom, 3.50 Bathroom, 1,972 sqft

Single Family on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

No rear neighbours! Backing a walking path, this gorgeous 2-storey home offers just under 3000 sqft of finished space. Featuring 4 bedrooms, 3.5 baths, a large foyer, with a kitchen that boasts a walk-thru pantry, gas stove, centre island and newer lighting, this home is built for comfort and style. Enjoy hardwood, ceramic tile, and carpet flooring. A huge primary suite with his/hers dual closets, 4pce ensuite with huge soaker tub and separate shower. The finished basement just needs carpet in the flex space to be complete and includes a rec room, wet bar, dri-core flooring, and a new furnace (2024). Bonus room upstairs adds flexibility. The oversized 24x21 heated garage with radiant heat is a rare find! Located near Kâ€™9 Copperhaven School and quick access for the commute to work. Close to walking trails that lead around the neighbourhood pond. A perfect blend of space, upgrades, and locationâ€™welcome home!

Built in 2010

### Essential Information

MLS® #	E4432635
Price	\$529,900
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,972
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	72 Spruce Ridge Drive
Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4M8

### Amenities

Amenities	On Street Parking, Air Conditioner, Deck, Vinyl Windows, Wet Bar
Parking Spaces	5
Parking	Double Garage Attached, Heated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Level Land, Low Maintenance

Landscape, No Back Lane, Paved Lane, Picnic Area, Playground  
Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Copperhaven
Middle	Copperhaven
High	Spruce Grove Composite

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	3
Zoning	Zone 91

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