

## \$699,000 - 46 Fairway Drive, Spruce Grove

MLS® #E4436063

**\$699,000**

5 Bedroom, 3.50 Bathroom, 2,570 sqft

Single Family on 0.00 Acres

Stoneshire, Spruce Grove, AB

Prime location backing on to the Links Golf Course & across the street from Fairways Park! With no neighbours directly in front or behind! Plus, an absolutely stunning extra wide lot that features beautiful landscaping, providing you your own little backyard oasis. This fully finished two storey home offers four bdrms, 3.5 baths & numerous updates including new paint, light fixtures & carpet. Original hardwood flooring is in excellent condition & complements the home beautifully. 2,550 sq ft above grade, with a unique layout on the main level including timeless French doors & 2 gas fireplaces. Outside, a massive deck for entertaining, cobblestone patio with fire pit, shed & an additional room below grade at the back of the house perfect for storage or a workshop. 2nd level deck off primary, offers homeowner a beautiful opportunity for solitude. Extra wide heated garage with 8-ft doors. Additional entrance into bsmnt from garage, good set up for in-law suite. Extra wide exposed aggregate concrete driveway

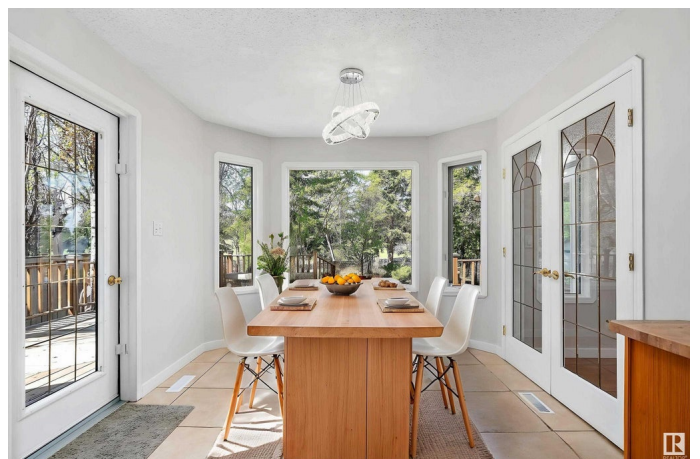
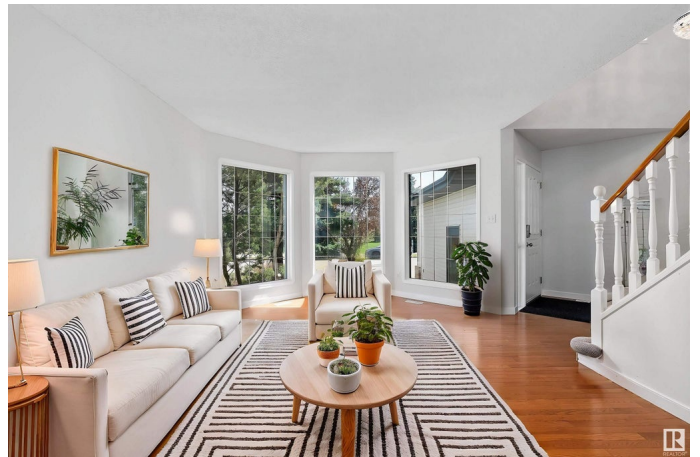
Built in 1993

### Essential Information

MLS® # E4436063

Price \$699,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,570                  |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 46 Fairway Drive |
| Area        | Spruce Grove     |
| Subdivision | Stoneshire       |
| City        | Spruce Grove     |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T7X 3K3          |

### Amenities

|           |   |
|-----------|---|
| Amenities | Deck, Fire Pit, No Animal Home, Patio, Wall Unit-Built-In, Workshop,<br>See Remarks |
| Parking   | Double Garage Attached, Heated, Insulated, Over Sized                               |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Storage Shed, Stove-Electric,<br>Washer, See Remarks, Refrigerators-Two, Garage Heater |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Double Sided, Mantel   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Golf Nearby, |

|              |   |
|--------------|---|
|              | Landscaped, Playground Nearby, Public Transportation, Schools, Vegetable Garden |
| Roof         | Asphalt Shingles  |
| Construction | Wood, Brick, Vinyl  |
| Foundation   | Concrete Perimeter  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 7              |
| Zoning         | Zone 91        |

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Listing information last updated on May 19th, 2025 at 1:02am MDT