# \$609,250 - 20 Springbrook Wynd, Spruce Grove

MLS® #E4426092

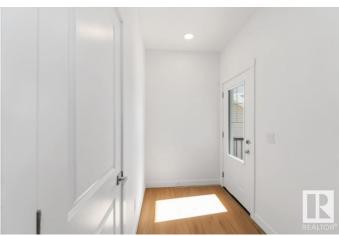
#### \$609,250

4 Bedroom, 4.00 Bathroom, 2,153 sqft Single Family on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

The Atlas home boasts 2152 square feet of contemporary living space, perfect for modern families. The home features a double attached garage, 9' ceilings, and stylish Luxury Vinyl Plank Flooring throughout. As you enter, you'll find a welcoming foyer that leads to a convenient mudroom and a 3-piece bathroom. The main level also includes a bedroom and an open-concept design that seamlessly connects the kitchen, great room, and a cozy nook. The kitchen is a chef's dream, featuring quartz countertops, a centre island, and plenty of cabinet space. The great room is perfect for entertaining, with a stunning fireplace and soaring 18' ceilings. Upstairs, you'll discover two luxurious primary suites, each with its own walk-in closet and ensuite bathroom. Additionally, there is a versatile bonus room, a main bathroom, a laundry room, and another bedroom. The home also includes upgraded fixtures and rough-in plumbing for added convenience. Note that appliances are not included







Built in 2025

#### **Essential Information**

MLS® #	E4426092
Price	\$609,250
Bedrooms	4

Bathrooms	4.00
Full Baths	4
Square Footage	2,153
Acres	0.00
Year Built	2025
Туре	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

# **Community Information**

Address	20 Springbrook Wynd
Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2W5

# Amenities

Amenities	On Street Parking, Closet Organizers, Detectors Smoke, Vinyl Windows,
	Green Building, 9 ft. Basement Ceiling
Derivine	Devide Carage Attached

Parking Double Garage Attached

## Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior	Wood, Vinyl	
Exterior Features	Flat Site, No Back Lane, No Through Road, Not Landscaped,	
	Playground Nearby, Schools, Shopping Nearby	
Roof	Asphalt Shingles	

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Copperhaven School
Middle	Woodhaven Middle School
High	Spruce Grove Composite Hig

### **Additional Information**

Date Listed	March 17th, 2025
Days on Market	47
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 May 3rd, 2025 at 2:32am MDT