

## \$844,900 - 73 Ashbury Crescent, Spruce Grove

MLS® #E4448089

**\$844,900**

4 Bedroom, 3.00 Bathroom, 2,903 sqft

Single Family on 0.00 Acres

Jesperdale, Spruce Grove, AB

**QUICK POSSESSION!** Step inside this beautiful 4 BED, 3 FULL BATH home with **TRIPLE ATTACHED GARAGE** on a **CORNER LOT** across from **GREEN SPACE** and you will be blown away by the **VAULTED CEILING** and **INCREDIBLE FINISHES!** The main floor is **OPEN CONCEPT**. A lovely kitchen with **QUARTZ COUNTERS**, **HIGH-END SS APPLIANCES**, massive island, **GAS RANGE** and **WET BAR**, flowing seamlessly into dining and living room, with **COFFERED CEILING**, beauty **CHANDELIERS**, rock feature wall and electric fireplace. **TONS OF WINDOWS** - with **ELECTRIC BLINDS** - fill the home with light. A **FULL BATH** and **MAIN FLOOR BEDROOM**, mud room and walk-through pantry complete this level. Upstairs, the **BONUS ROOM** is open to below with glass railing. The generous primary bedroom has a **MASSIVE WALK-IN CLOSET** and an **STUNNING 5PC ENSUITE BATH** with a soaker tub and shower with gorgeous tile! 2 more bedrooms with large closets share a full bathroom. Upper floor **LAUNDRY ROOM** with sink. A **SIDE ENTRANCE TO BASEMENT**, hot water on demand, vinyl plank floors, and home warranty!

Built in 2024

### Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | E4448089               |
| Price          | \$844,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,903                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 73 Ashbury Crescent |
| Area        | Spruce Grove        |
| Subdivision | Jesperdale          |
| City        | Spruce Grove        |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7X 3C6             |

### Amenities

|                |                                                                                                                      |
|----------------|----------------------------------------------------------------------------------------------------------------------|
| Amenities      | Closet Organizers, Deck, Hot Water Tankless, No Smoking Home, Parking-Extra, Vaulted Ceiling, Vinyl Windows, Wet Bar |
| Parking Spaces | 7                                                                                                                    |
| Parking        | Triple Garage Attached                                                                                               |

### Interior

|                   |                                                                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Wine/Beverage Cooler, See Remarks, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                                |
| Fireplaces        | Wall Mount                                                                                                                                                                                         |
| Stories           | 2                                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                                |
| Basement          | Full, Unfinished                                                                                                                                                                                   |

**Exterior**

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                            |
| Exterior Features | Corner Lot, Fenced, Flat Site, Golf Nearby, Playground Nearby |
| Roof              | Asphalt Shingles                                              |
| Construction      | Wood, Stone, Vinyl                                            |
| Foundation        | Concrete Perimeter                                            |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 64              |
| Zoning         | Zone 91         |

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Listing information last updated on September 18th, 2025 at 8:17pm MDT