

## \$399,800 - 16 Aralia Cv, Spruce Grove

MLS® #E4450964

**\$399,800**

3 Bedroom, 3.50 Bathroom, 1,392 sqft

Single Family on 0.00 Acres

Jesperdale, Spruce Grove, AB

SHOWS 10/10 - A former show home located in a Cul De Sac near Golf Course that still radiates show home quality which includes 2 MASTER BEDROOMS with ENSUITES and CENTRAL AC . Key Features: Two primary suites, each with private ensuite bathrooms and walk-in closets Central air conditioning for year-round climate control Open-concept main floor featuring: A beautifully appointed kitchen with extensive cabinetry Corner pantry and high-end stainless steel appliances Gleaming white granite countertops complemented by a vibrant backsplash Spacious living and dining areas flowing seamlessly to the outdoor deck Outdoor Retreat: Professionally landscaped backyard with mature trees and shrubs Generous deck perfect for entertaining and relaxing Nearly completed space offering a third bedroom, versatile den/home office, and a full 4-piece bathroom. This rare gem combines show home quality with timeless elegance and modern comfort. Ready to welcome its next proud owner.

Built in 2014

### Essential Information

MLS® # E4450964

Price \$399,800



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,392         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |              |
|-------------|--------------|
| Address     | 16 Aralia Cv |
| Area        | Spruce Grove |
| Subdivision | Jesperdale   |
| City        | Spruce Grove |
| County      | ALBERTA      |
| Province    | AB           |
| Postal Code | T7X 0V4      |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Single Garage Attached |

### Interior

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                              |
| Stories           | 3                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                                         |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior          | Log, Vinyl       |
| Exterior Features | Cul-De-Sac       |
| Roof              | Asphalt Shingles |

|              |                    |
|--------------|--------------------|
| Construction | Log, Vinyl         |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 2nd, 2025 |
| Days on Market | 1                |
| 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 3rd, 2025 at 7:32am MDT