

## \$470,000 - 70 Springbrook Wynd, Spruce Grove

MLS® #E4454527

**\$470,000**

3 Bedroom, 3.00 Bathroom, 1,636 sqft

Single Family on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

Welcome to this beautiful 3 bedroom, 4 bathroom duplex that perfectly blends comfort, style, and functionality. Featuring an open-concept layout with plenty of natural light, this home offers generous living spaces ideal for both relaxation and entertaining. The modern kitchen flows seamlessly into the dining and living areas, making gatherings easy and enjoyable. Upstairs you will find a large primary bedroom complete with walk-in closet and ensuite. You will find two more generous bedrooms, another full bath and a bonus room. Newly finished basement provides family enjoyment and memories to last, Step outside to your own backyard retreat featuring large deck, dog run and fenced yard. This backyard oasis is perfect for barbecues, or simply unwinding on the deck or in the spa. This duplex combines the comfort of a well-designed interior with the enjoyment of a truly great outdoor space, perfect for families or anyone who loves to entertain, located with many amenities near by.

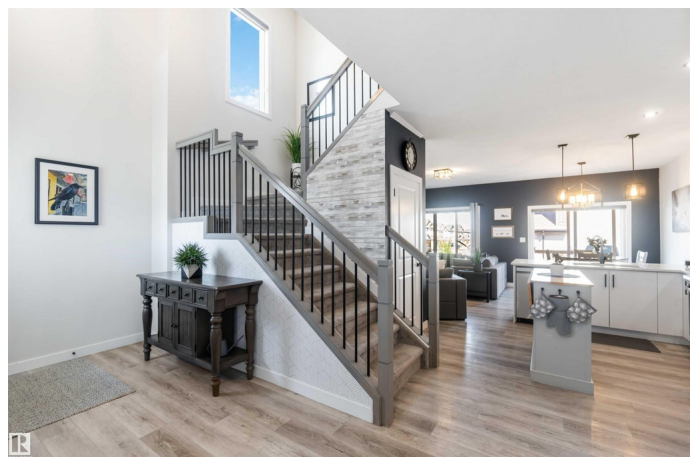
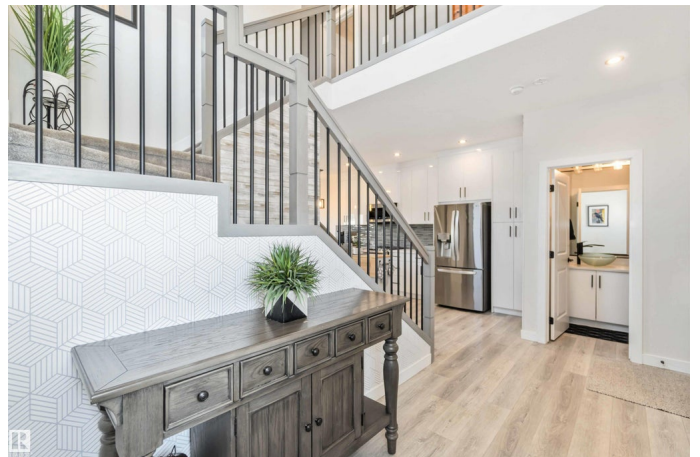
Built in 2021

### Essential Information

MLS® # E4454527

Price \$470,000

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 2             |
| Square Footage | 1,636         |
| Acres          | 0.00          |
| Year Built     | 2021          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 70 Springbrook Wynd |
| Area        | Spruce Grove        |
| Subdivision | Spruce Ridge        |
| City        | Spruce Grove        |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7X 0X9             |

### Amenities

|                |                                                                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Dog Run-Fenced In, Hot Tub, Smart/Program. Thermostat |
| Parking Spaces | 4                                                                                                                                                  |
| Parking        | Double Garage Attached, Heated                                                                                                                     |

### Interior

|                   |                                                                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Some Fixtures Leased, Stove-Electric, Washer, Window Coverings, Garage Heater, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                        |
| Stories           | 3                                                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                                                                                   |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Corner Lot, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                  |
| Construction      | Wood, Vinyl                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Copperhaven Elementry |
| High       | Sprucegrove Composite |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 24th, 2025 |
| Days on Market | 26                |
| Zoning         | Zone 91           |

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Listing information last updated on September 19th, 2025 at 11:32am MDT