

## \$699,998 - 46 Grassview Crescent, Spruce Grove

MLS® #E4433433

**\$699,998**

4 Bedroom, 3.00 Bathroom, 2,587 sqft

Single Family on 0.00 Acres

Tonewood, Spruce Grove, AB

Stunning home with luxury and functionality for modern family living. Open-to-above living room with lot of windows, fireplace & beautiful feature wall. A convenient main-floor bedroom with a full bathroom is perfect for guests or extended family. The heart of the home is its modern kitchen, flowing into a dining area and expansive deck, ideal for summer gatherings. Upstairs beautiful bonus room with fireplace & feature wall, perfect for family entertainment, along with a private office/gym. The spacious primary suite with stunning ceiling & wall design offers a custom ensuite with a soaking tub, dual vanities, and a walk-in closet. Two additional bedrooms share a full bath. An upper balcony adds a peaceful retreat for morning coffee or evening relaxation. Every corner of this home has been thoughtfully designed, checking all the boxes for style, comfort, luxury and convenience.

Built in 2024

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4433433  |
| Price          | \$699,998 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,587     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2024                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 46 Grassview Crescent |
| Area        | Spruce Grove          |
| Subdivision | Tonewood              |
| City        | Spruce Grove          |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7X 3G1               |

### Amenities

|           |                                                |
|-----------|------------------------------------------------|
| Amenities | Ceiling 9 ft., No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                         |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                   |
| Stories           | 2                                                                           |
| Has Basement      | Yes                                                                         |
| Basement          | Full, Unfinished                                                            |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood, Vinyl                                              |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                         |
| Construction      | Wood, Vinyl                                              |
| Foundation        | Concrete Perimeter                                       |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 3                |

## Zoning

## Zone 91

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Listing information last updated on May 3rd, 2025 at 1:02pm MDT