

## **\$384,800 - 13 Springwood Way, Spruce Grove**

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MLS® #E4458548

**\$384,800**

3 Bedroom, 2.50 Bathroom, 1,417 sqft

Single Family on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

Top 10 Reasons Youâ€™ll Fall in Love with This Gem! 1. Location, Location, Lifestyle! Just a 5-minute walk to the Tri Leisure Centre - swimming, skating, fitness & fun right at your doorstep. 2. Everything Close By. Schools, shopping, parks, and more all within easy reach. 3. Bright & Airy Main Floor.

Open-concept layout thatâ€™s perfect for family living and entertaining. 4. Dream Kitchen. Corner pantry, island seating & plenty of space for your inner chef to shine. 5. Cozy Living Room Vibes. Gather around the fireplace for movie nights or quiet evenings in. 6. Stylish Finishes. Luxury vinyl plank flooring thatâ€™s as durable as it is beautiful. 7. Sunny South-Facing Yard. Enjoy your 2-tiered deck, gazebo, and the perfect setup for BBQs or playtime. 8. Spacious Primary Retreat. A big closet, private ensuite & room to unwind. 9. Future Potential. Unfinished basement ready for your personal touch. 10. Move-In Ready Comfort. A/C for year-round ease + an attached garage for everyday convenience. Don't miss out!



Built in 2012

### **Essential Information**

MLS® # E4458548

Price \$384,800

|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,417         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 13 Springwood Way |
| Area        | Spruce Grove      |
| Subdivision | Spruce Ridge      |
| City        | Spruce Grove      |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T7X 0L4           |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Air Conditioner, Deck  |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

### Interior

|                   |                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                   |
| Fireplaces        | See Remarks                                                                                                                                                           |
| Stories           | 2                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                                                      |

### Exterior

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

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 31                   |
| Zoning         | Zone 91              |

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Listing information last updated on October 20th, 2025 at 3:02pm MDT