

\$487,250 - 18 Springbrook Wynd, Spruce Grove

MLS® #E4447880

\$487,250

3 Bedroom, 2.50 Bathroom, 1,559 sqft

Single Family on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

At 1559 sq. ft., the Asset model blends elegance with durable design for today's families. It offers a double attached garage, separate side entrance, 9' main-floor ceilings, and Luxury Vinyl Plank flooring. A welcoming foyer leads to a half bath, coat closet, and mudroom off the garage. The functional U-shaped kitchen features quartz counters, a peninsula with flush eating ledge, undermount sink with Moen® pull-down faucet, over-the-range microwave with hood fan, full-height tiled backsplash, soft-close Thermofoil cabinetry, and a large corner pantry. The great room and nook are bright with large windows and sliding patio doors. Upstairs, the master suite includes a walk-in closet and 3-piece ensuite with tub/shower. A bonus room, main bath, laundry, and two bedrooms with ample closets complete this level. Basement rough-ins are included. Appliances are not included, but packages and options are available. This home showcases our enhanced Sterling Signature Specification.

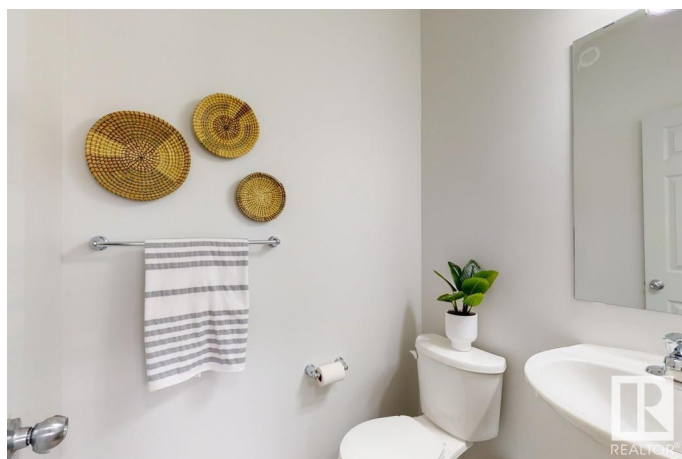
Built in 2025

Essential Information

MLS® # E4447880

Price \$487,250

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,559
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	18 Springbrook Wynd
Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2W5

Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, 9 ft. Basement Ceiling
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 15th, 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 July 16th, 2025 at 10:32am MDT