

## \$405,900 - 23 Peter Street, Spruce Grove

MLS® #E4452865

**\$405,900**

3 Bedroom, 2.50 Bathroom, 1,367 sqft

Single Family on 0.00 Acres

Prescott, Spruce Grove, AB

Welcome to this meticulously maintained 2015 half-duplex ideally located in Prescott, a newer community in Spruce Grove. Pride of ownership shines throughout this inviting home. The main floor features a spacious entryway leading to an open concept layout including a kitchen w/island, dining area and living room with fireplace. A convenient 2-pc bathroom completes the main level. Upstairs, you'll find a master bedroom with a walk-in closet and 3-pc ensuite, along with two more bedrooms and another 4-pc bathroom. The laundry room is also located on this level for added convenience. The unfinished basement offers roughed-in plumbing for a future bathroom and plenty of space to customize to your style and needs. The patio door on the main level opens to a deck and nicely sized backyard - perfect for relaxing or entertaining. There is also an attached single car garage. Walking distance to nearby school. Shopping, daycare and many other amenities are close by. Walking trails and a charming pond nearby.

Built in 2015

### Essential Information

MLS® # E4452865

Price \$405,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,367         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 23 Peter Street |
| Area        | Spruce Grove    |
| Subdivision | Prescott        |
| City        | Spruce Grove    |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T7X 0R4         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, See Remarks      |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

### Interior

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

### Exterior

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

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Fenced, Landscaped, Level Land, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                         |
| Construction      | Wood, Vinyl                                              |
| Foundation        | Concrete Perimeter                                       |

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Prescott Learning Centre |
| Middle     | Greystone Centennial     |
| High       | Spruce Grove Composite   |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 4                 |
| 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 17th, 2025 at 5:17pm MDT