

## \$449,900 - 88 Landsdowne Drive, Spruce Grove

MLS® #E4460124

**\$449,900**

4 Bedroom, 3.00 Bathroom, 985 sqft

Single Family on 0.00 Acres

Lakewood\_SPGR, Spruce Grove, AB

Delightful property is move in ready! 4 level split features four bedrooms and 3 bathrooms including a 3 piece ensuite. Gorgeous newer kitchen with granite counters and a huge farm sink, upgraded bathroom fixtures & granite counters in all bathrooms, newer flooring and lighting throughout, 2021 furnace and central air, 25 year shingles installed about 10 years ago. Heated garage is 23 X20. Property is being sold "as is where is" with no warranties or representations.

Built in 1999

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4460124               |
| Price          | \$449,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 985                    |
| Acres          | 0.00                   |
| Year Built     | 1999                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information



|             |                     |
|-------------|---------------------|
| Address     | 88 Landsdowne Drive |
| Area        | Spruce Grove        |
| Subdivision | Lakewood_SPGR       |
| City        | Spruce Grove        |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7X 3X8             |

### **Amenities**

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Deck, Vaulted Ceiling, Vinyl Windows |
| Parking   | Double Garage Attached               |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Corner                    |
| Stories           | 4                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### **Exterior**

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                         |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, No Back Lane, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Vinyl                                                                                         |
| Foundation        | Concrete Perimeter                                                                                  |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2025 |
| Days on Market | 19                   |
| Zoning         | Zone 91              |

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Listing information last updated on October 19th, 2025 at 2:02am MDT