

## \$600,000 - 56 Tilia Place, Spruce Grove

MLS® #E4460761

**\$600,000**

3 Bedroom, 2.50 Bathroom, 1,797 sqft

Single Family on 0.00 Acres

Tonewood, Spruce Grove, AB

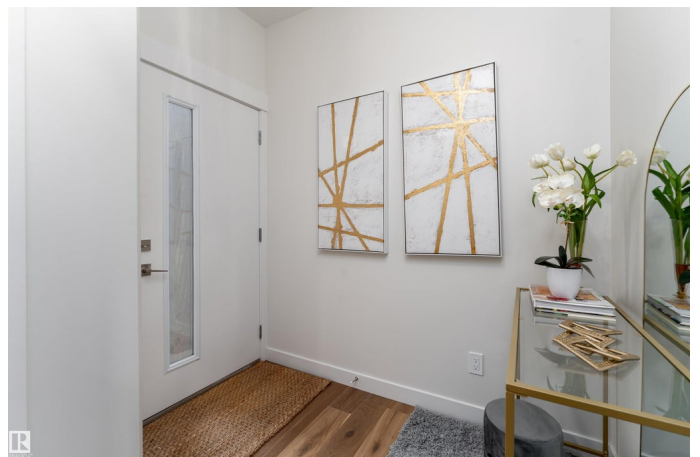
Finally, a Home That Fits Every Stage of Life! This stunning Western Living home features a MAIN FLOOR PRIMARY retreat with 5 piece ensuite, WI closet, plus MF laundry room gives you the best of both worlds - the ease of bungalow living + bonus space of a 2-storey, all wrapped up in one GORGEOUS package! Set on a large corner PIE LOT, the genius layout shines with open concept living, tons of windows, beauty VP floors, dream kitchen with quartz, massive island, endless drawers & WT pantry, plus a spacious entry and handy half bath! Upstairs offers a great separate space with 2 large bdrs, sleek 4-pc bath & private bonus rm! PLUS "new build extra costs" are DONE: A/C, fence, deck, landscaping & window coverings! Dbl att garage and side street parking are great too!. All this in the highly desired Greenbury, steps from trails, lovely pond and a quick walk to Jubilee Park and Prescott Learning Center! Perfect for multigenerational living or anyone wanting a "forever home" that truly grows with your family!

Built in 2022

### Essential Information

MLS® # E4460761

Price \$600,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,797                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 56 Tilia Place |
| Area        | Spruce Grove   |
| Subdivision | Tonewood       |
| City        | Spruce Grove   |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7X 0Z3        |

### Amenities

|           |                                                    |
|-----------|----------------------------------------------------|
| Amenities | Air Conditioner, Detectors Smoke, Walkout Basement |
| Parking   | Double Garage Attached                             |

### Interior

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

### Exterior

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

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

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Brookwood School        |
| Middle     | Woodhaven Middle School |
| High       | Spruce Grove Composite  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 12                |
| 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 October 15th, 2025 at 6:17pm MDT