

Courtesy Of Yad Dhillon Of Nationwide Realty Corp

## \$469,900 - 22 Westwyck Link, Spruce Grove

MLS® #E4463580

**\$469,900**

4 Bedroom, 3.00 Bathroom, 1,690 sqft  
Single Family on 0.00 Acres

Fenwyck, Spruce Grove, AB

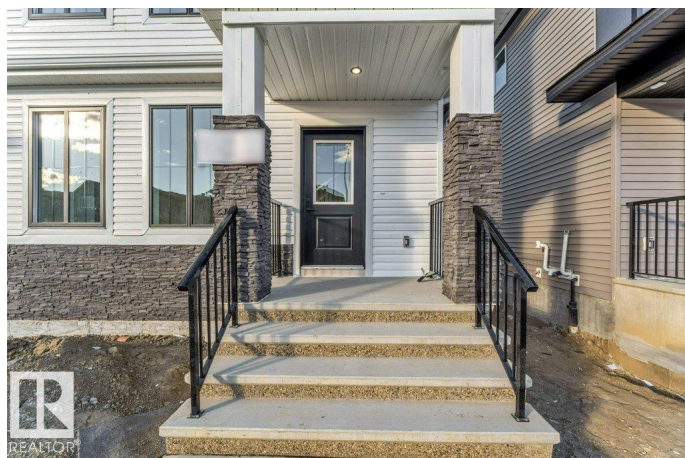
**\*\*MAIN FLOOR BEDROOM AND FULL WASHROOM\*\* SIDE ENTRY\*\*** Desirable community of Spruce Grove. This residence combines modern style with comfortable living, offering a layout thatâ€™s both functional and inviting. Step inside to discover an open-concept main floor featuring a warm living area with a cozy fireplace, a bright dining space, and a kitchen that blends elegance with practicality. The walk-through pantry and mudroom make daily routines effortless, while large windows fill the home with natural light. Upstairs, a spacious primary retreat awaits with a luxurious ensuite and a generous walk-in closet. Two additional bedrooms, a full bath, and a family lounge create the perfect setting for relaxation and connection. Every detail of this home has been thoughtfully crafted to provide comfort and convenience for todayâ€™s lifestyle. Located in a family-friendly neighborhood close to parks, schools, and walking trails, this property offers a perfect balance of tranquility and accessibility.

Built in 2025

### Essential Information

MLS® # E4463580

Price \$469,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,690
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	22 Westwyck Link
Area	Spruce Grove
Subdivision	Fenwyck
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4G1

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Detectors Smoke
Parking	Double Garage Detached

### **Interior**

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	None
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            October 26th, 2025

Days on Market      1

Zoning                 Zone 91

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Listing information last updated on October 27th, 2025 at 9:32am MDT