

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

MLS® #E4447880

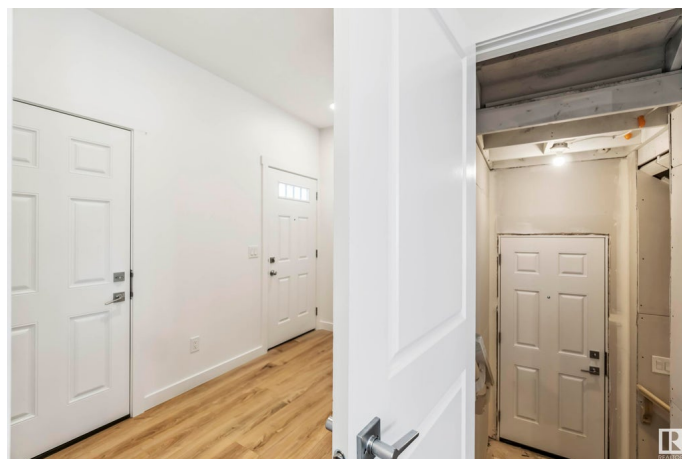
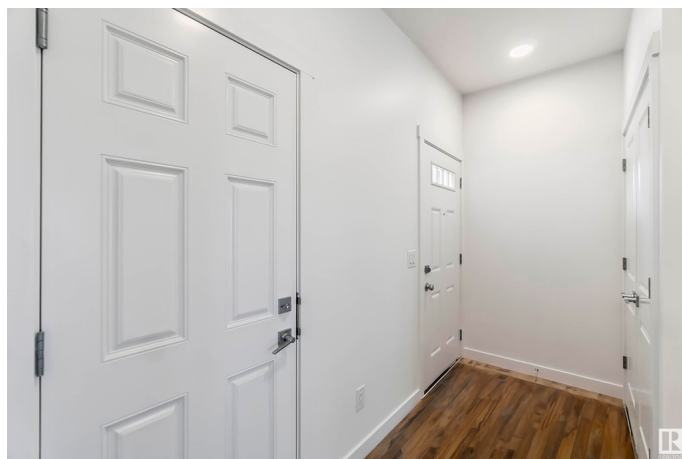
**\$487,250**

3 Bedroom, 2.50 Bathroom, 1,593 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 | 1,593                  |
| 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 | 38              |
| 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 21st, 2025 at 10:02pm MDT