

## \$464,800 - 73 Springwood Way, Spruce Grove

MLS® #E4434697

**\$464,800**

4 Bedroom, 2.50 Bathroom, 1,582 sqft

Single Family on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

Welcome to a beautifully maintained home that combines comfort, style, and smart design. The functional layout offers three bedrooms upstairs, including a primary suite with a walk-in closet and an ensuite featuring his and hers sinks. A bonus room adds versatility perfect for a home office, playroom, or lounge. Downstairs, the finished basement extends your living space with a cozy family room, fourth bedroom, and a rough-in for a future washroom—ready to customize. This home includes a central AC unit for year-round comfort. Triple-pane windows enhance energy efficiency, while new Astoria lighting on the front and side of the home adds a sleek, modern touch. Extra windows on the staircase bring in more natural light, and upgraded light fixtures throughout add a refined finish. Step outside to a beautifully landscaped backyard with a charming gazebo, perfect for outdoor dining or quiet evenings. This is a home that's been thoughtfully cared for, with many upgrades ready for you to move in.

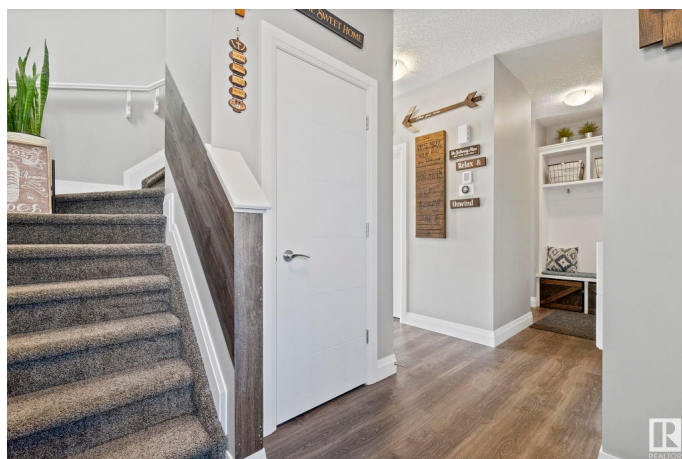
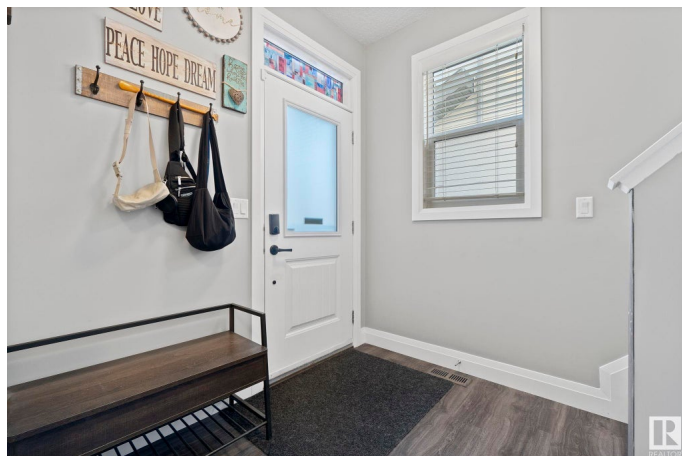
Built in 2015

### Essential Information

MLS® # E4434697

Price \$464,800

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,582
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	73 Springwood Way
Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0S8

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Gazebo, HRV System, 9 ft. Basement Ceiling
Parking	Double 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
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 6th, 2025

Days on Market                5

Zoning                            Zone 91

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Listing information last updated on May 11th, 2025 at 2:02pm MDT