

## \$449,900 - 22 Westridge Place, Spruce Grove

MLS® #E4434698

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,711 sqft

Single Family on 0.00 Acres

West Grove, Spruce Grove, AB

Feel at home the moment you walk in the door of this beautifully updated 2 storey in West Grove! Large front entry with plenty of space for everyone to take off boots & coats! Leads you right into the new kitchen with new appliances, pantry & the perfect breakfast nook. The dining area is a great space to host family & friends and is open to the large living room featuring a gas fireplace. Extra space on the main floor is the perfect home office or living room or exercise space or whatever else you can dream up! Upstairs has a large master bedroom with tons of furniture space. Updated 3pc ensuite & walk in closet! 2 more bedrooms are a great size! 4pc bath fully renovated as well! Basement is framed and ready to be finished! TWO GARAGES! Single attached garage with front driveway. Oversized double detached garage in back has 220v wiring and in floor heat! TOO MANY UPDATES TO LIST HERE! Large pie shaped yard gets tons of sun! Great location with easy access to shopping! some photos are virtually staged

Built in 1981

### Essential Information

MLS® # E4434698

Price \$449,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,711                  |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 22 Westridge Place |
| Area        | Spruce Grove       |
| Subdivision | West Grove         |
| City        | Spruce Grove       |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7X 1S1            |

### Amenities

|           |  |
|-----------|--|
| Amenities | Off Street Parking, Deck, Detectors Smoke, Front Porch, No Smoking Home, Vinyl Windows |
| Parking   | 220 Volt Wiring, Double Garage Detached, Heated, Insulated, Single Garage Attached     |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### Exterior

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

|                   |  |
|-------------------|--|
| Exterior Features | Back Lane, Cul-De-Sac, Fenced, Flat Site, Landscaped, Level Land, Paved Lane, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 6             |
| Zoning         | Zone 91       |

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Listing information last updated on May 12th, 2025 at 2:32am MDT