

# \$489,000 - 30 Westwyck Link, Spruce Grove

MLS® #E4424694

**\$489,000**

3 Bedroom, 3.00 Bathroom, 1,691 sqft  
Single Family on 0.00 Acres

Fenwyck, Spruce Grove, AB

Your new address in Fenwyck surrounded by walkways and trails. This beautiful open concept home boasts a huge living space with a feature fireplace wall and an ample sized kitchen, a big island with a neatly tucked away dining area. A Den/Bedroom with a full bathroom and Laundry on the main floor. Upstairs consist of a bonus room, A primary bedroom with a good sized en-suite and a walk-in-closet. Two more good sized bedrooms with a full bathroom. The package gets completed and complimented by a 10'x10' deck and a double detached garage. A separate entrance to the basement is another extra feature. Still time to choose your finishings

Built in 2025

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4424694      |
| Price          | \$489,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,691         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |



**CANNES**  
1690sq.ft.  
House Width - 22'



Floor plan , specifications & dtmesions shown are approximate and subject to change without notice.

|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |



### Community Information

|             |                  |
|-------------|------------------|
| Address     | 30 Westwyck Link |
| Area        | Spruce Grove     |
| Subdivision | Fenwyck          |
| City        | Spruce Grove     |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T7X 3H1          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior          | Wood, Fiber Cement, Stone, Vinyl |
| Exterior Features | See Remarks                      |
| Roof              | Asphalt Shingles                 |
| Construction      | Wood, Fiber Cement, Stone, Vinyl |
| Foundation        | Concrete Perimeter               |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 148             |
| Zoning         | Zone 91         |

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