# \$621,900 - 20 Springbrook Wynd, Spruce Grove

MLS® #E4426092

#### \$621,900

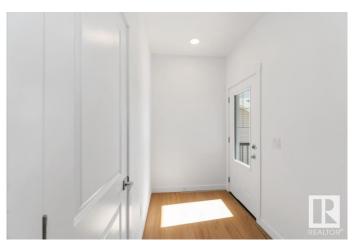
4 Bedroom, 4.00 Bathroom, 2,153 sqft Single Family on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

The Atlas home boasts 2152 square feet of contemporary living space, perfect for modern families. The home features a double attached garage, 9' ceilings, and stylish Luxury Vinyl Plank Flooring throughout. As you enter, you'll find a welcoming foyer that leads to a convenient mudroom and a 3-piece bathroom. The main level also includes a bedroom and an open-concept design that seamlessly connects the kitchen, great room, and a cozy nook. The kitchen is a chef's dream, featuring quartz countertops, a centre island, and plenty of cabinet space. The great room is perfect for entertaining, with a stunning fireplace and soaring 18' ceilings. Upstairs, you'll discover two luxurious primary suites, each with its own walk-in closet and ensuite bathroom. Additionally, there is a versatile bonus room, a main bathroom, a laundry room, and another bedroom. The home also includes upgraded fixtures and rough-in plumbing for added convenience. Note that appliances are not included







Built in 2025

#### **Essential Information**

| MLS® #   | E4426092  |
|----------|-----------|
| Price    | \$621,900 |
| Bedrooms | 4         |

| Bathrooms      | 4.00                   |
|----------------|------------------------|
| Full Baths     | 4                      |
| Square Footage | 2,153                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Туре           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |
|                |                        |

# **Community Information**

| Address     | 20 Springbrook Wynd |
|-------------|---------------------|
| Area        | Spruce Grove        |
| Subdivision | Spruce Ridge        |
| City        | Spruce Grove        |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7X 2W5             |

# Amenities

| Amenities | On Street Parking, Closet Organizers, Detectors Smoke, Vinyl Windows, |
|-----------|---|
|           | Green Building, 9 ft. Basement Ceiling                                |
| Derivine  | Devide Carage Attached  |

Parking Double Garage Attached

## Interior

| Interior Features | ensuite bathroom              |
|-------------------|-------------------------------|
| Appliances        | Garage Control, Garage Opener |
| Heating           | Forced Air-1, Natural Gas     |
| Fireplace         | Yes                           |
| Fireplaces        | Stone Facing                  |
| Stories           | 2                             |
| Has Basement      | Yes                           |
| Basement          | Full, Unfinished              |

## Exterior

| Exterior          | Wood, Vinyl   |  |
|-------------------|---|--|
| Exterior Features | Flat Site, No Back Lane, No Through Road, Not Landscaped, |  |
|                   | Playground Nearby, Schools, Shopping Nearby               |  |
| Roof              | Asphalt Shingles  |  |

| Construction | Wood, Vinyl        |
|--------------|--------------------|
| Foundation   | Concrete Perimeter |

## **School Information**

| Elementary | Copperhaven School         |
|------------|----------------------------|
| Middle     | Woodhaven Middle School    |
| High       | Spruce Grove Composite Hig |

### **Additional Information**

| Date Listed    | March 17th, 2025 |
|----------------|------------------|
| Days on Market | 46               |
| 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 May 2nd, 2025 at 12:47am MDT