

## \$479,700 - 108 Lamplight Drive, Spruce Grove

MLS® #E4453218

**\$479,700**

3 Bedroom, 2.50 Bathroom, 1,719 sqft

Single Family on 0.00 Acres

Legacy Park, Spruce Grove, AB

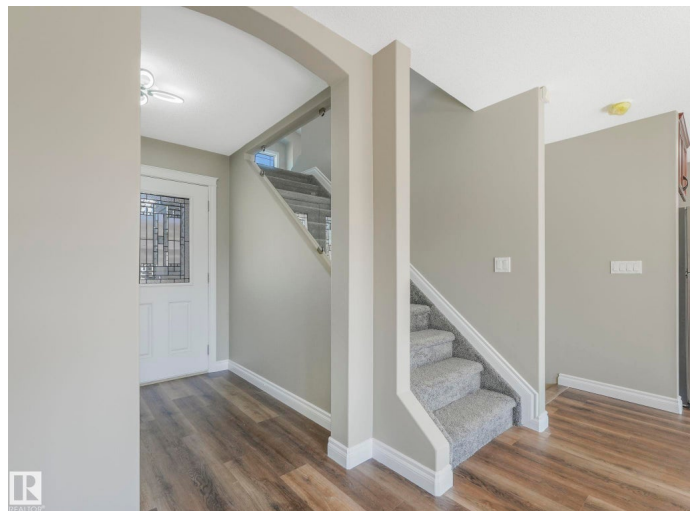
Custom built "Master Piece Home" located in a cul-de-sac in the neighborhood of Legacy Park! Big foyer greets you leading to a very bright living rm with gas fireplace & built-ins with new vinyl flooring. Kitchen has island, pantry, maple cabinets & roughed-in for a garburator. Half bathrm & laundry complete the main flr. Brand new carpet throughout upper floor which has a huge bonus rm with second fireplace, large windows & vaulted ceiling. There are 3 bdrms incl: master bedroom w/walk in closet & full ensuite. There is another full bathroom on the second floor. All the bdrms & the bonus rm are wired with CAT 5 cable. Bsmt is unfinished with rough in for full bathroom. Backyard is comparatively larger than other neighboring yards. This home has been freshly painted throughout & has a double attached garage that is insulated, drywalled & completely finished. Close to superstore, other shops & Tri-Leisure centre. Easy access to Hwy 16A & 16. SELLER FINANCING AVAILABLE WITHOUT CMHC CHARGES - CONDITIONS APPLY

Built in 2010

### Essential Information

MLS® # E4453218

Price \$479,700



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,719                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 108 Lamplight Drive |
| Area        | Spruce Grove        |
| Subdivision | Legacy Park         |
| City        | Spruce Grove        |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7X 0G8             |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Fireplace         | Yes                                                              |
| Fireplaces        | Tile Surround                                                    |
| Stories           | 2                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Unfinished                                                 |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                            |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, No Back Lane, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 2                 |
| Zoning         | Zone 91           |

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Listing information last updated on August 17th, 2025 at 6:02pm MDT