

## \$524,900 - 37 Springbrook Wynd, Spruce Grove

MLS® #E4458336

**\$524,900**

3 Bedroom, 2.50 Bathroom, 1,924 sqft

Single Family on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

This stunning home in Spruce Ridge has plenty to offer w/ over 1,900 Sq.Ft., a double attached garage, A/C, & fully landscaped. The property is fenced & features a brand-new deck, perfect outdoor enjoyment. Inside, you'll be greeted by a beautiful kitchen boasting sleek cabinets, a generous island, s.s. appliances, & a massive walkthrough pantry—ideal for family meals & hosting. The living room has a contemporary electric fireplace, while the adjacent dining area comfortably fits a large table. Upstairs, you'll find a spacious bonus room, a laundry room, 2 sizable beds, a convenient 4 pce. bath, & an exceptional primary suite. The primary includes a large walk-in closet & a luxurious ensuite w/ a tiled shower, soaker tub, & a dual sink vanity. The unfinished basement offers a great layout w/ a separate entrance & large windows, promising endless potential. Located close to schools, parks, ponds, & the tri-leisure centre, this home combines comfort, style, & convenience in a fantastic community setting.

Built in 2022

### Essential Information

MLS® # E4458336

Price \$524,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,924
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	37 Springbrook Wynd
Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2W5

### Amenities

Amenities	Air Conditioner, Deck, Hot Water Electric, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Fenced, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 18th, 2025
Zoning	Zone 91

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