

## \$535,000 - 12 Springbrook Wynd, Spruce Grove

MLS® #E4433044

**\$535,000**

3 Bedroom, 2.50 Bathroom, 1,813 sqft

Single Family on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

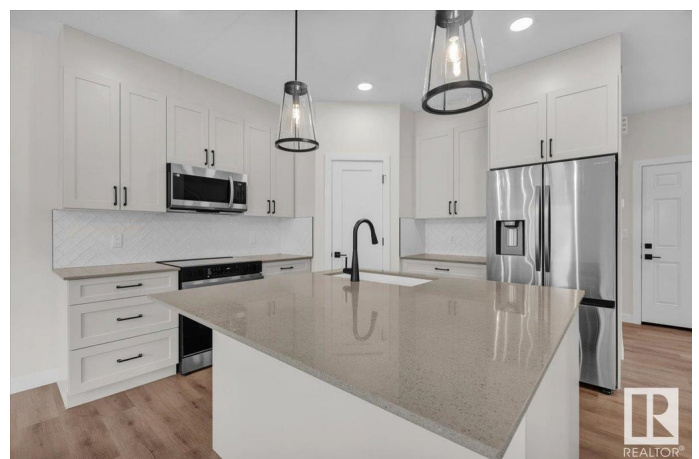
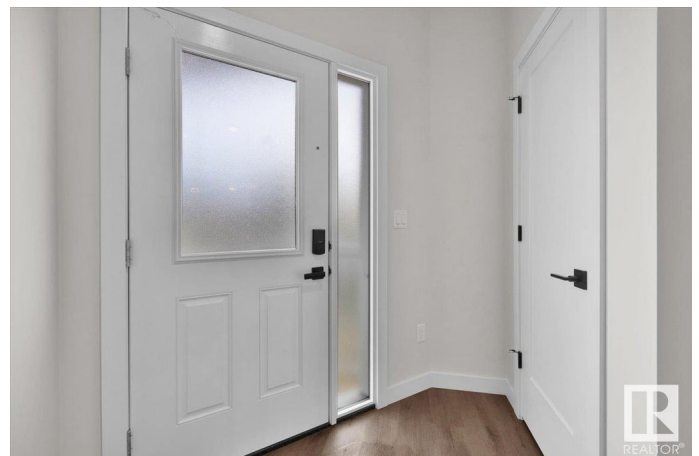
Proudly built by local long term builder Alquinn Homes, this stunning new two-storey offers a blend of expert craftsmanship, thoughtful design, and high-quality building materials that ensure long-lasting value. Set on a desirable corner lot with a side entrance, this home also features a west-facing backyard, perfect for enjoying full afternoon and evening sunlight—ideal for future outdoor living or a sunny garden. Inside, the bright, open-concept main floor offers a spacious living room with a cozy electric fireplace, a sleek kitchen with stainless steel appliances, a breakfast bar, and ample storage. A practical mudroom with a bench and cubbies at the back entrance helps keep the space organized, while a convenient 2pc bath adds function. Upstairs, you'll find 3 generously sized bedrooms, a 4pc main bath, laundry area, and a private primary suite with a 4pc ensuite and a walk-in closet. Immediate possession available—move in and make this beautiful home yours today! Photos are representative

Built in 2025

### Essential Information

MLS® # E4433044

Price \$535,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,813
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	12 Springbrook Wynd
Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2W5

### Amenities

Amenities	No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Corner Lot, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 25th, 2025

Days on Market                43

Zoning                            Zone 91

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Listing information last updated on June 7th, 2025 at 3:02am MDT