

# \$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

Brand new 2-storey home in Spruce Grove, ideally situated on a corner lot with a double attached garage. The main floor offers an open-concept layout with a bright living, dining, and kitchen area featuring large windows, a centre island with a breakfast bar, a pantry, and a convenient 2pc bath. Upstairs, enjoy a spacious bonus room, three bedrooms, a 4pc bath, and a thoughtfully placed laundry room. The primary suite impresses with a large walk-in closet and a luxurious 5pc ensuite complete with dual sinks, a stand-up shower, and a relaxing soaker tub. Step outside to a rear deck perfect for outdoor enjoyment.

\*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	Deck, 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	9
Zoning	Zone 91

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