

## \$499,000 - 78 Woodhaven Drive, Spruce Grove

MLS® #E4441579

**\$499,000**

4 Bedroom, 2.00 Bathroom, 1,162 sqft

Single Family on 0.00 Acres

Woodhaven\_SPGR, Spruce Grove, AB

This beautifully renovated family home offers over 2,200 sq ft of developed living space and is walking distance to schools. Step inside to discover a thoughtfully updated interior featuring a new kitchen with SS appliances, custom cabinetry, and a live-edge breakfast bar! The feeling of love and comfort is in every inch of this home. The spacious primary suite features a custom King-size built-in with LED lighting, creating a serene retreat. Additional upgrades include a new OSBURN High Efficiency fireplace insert, new exterior doors, 2 new windows, new bathrooms, a rainshower, new flooring, lighting, and a NEW 8" concrete pad. You can park 7 cars here! Outside, enjoy a massive 450 sq. ft. red cedar deck with a pergola, perfect for entertaining, and a beautifully landscaped yard with room for a garden. The TRIPLE garage is packed full of cabinets and storage, with 3 doors, BRIGHT lighting, and 2 WIFI-enabled openers. This home exudes warmth and modern charm and is in a quiet & established area.

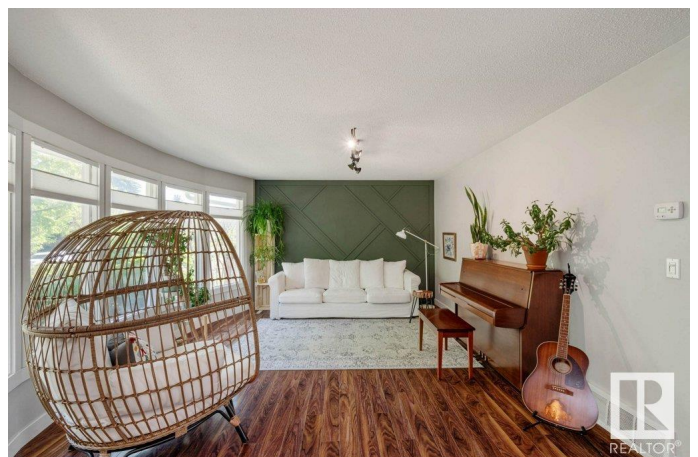
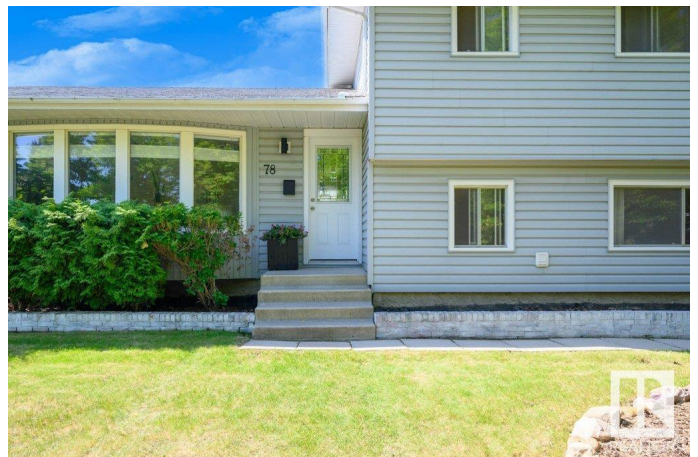
Built in 1974

### Essential Information

MLS® # E4441579

Price \$499,000

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,162
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	78 Woodhaven Drive
Area	Spruce Grove
Subdivision	Woodhaven_SPGR
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 1M7

### **Amenities**

Amenities	On Street Parking, Crawl Space, Deck, Detectors Smoke, No Animal Home, No Smoking Home
Parking Spaces	7
Parking	220 Volt Wiring, Heated, Insulated, Triple Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Mantel, Stone Facing
Stories	4
Has Basement	Yes
Basement	Partial, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Schools

Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Millgrove
Middle	Woodhaven
High	Composite

### **Additional Information**

Date Listed	June 10th, 2025
Days on Market	8
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 June 17th, 2025 at 10:32pm MDT