

## \$489,999 - 52 Amberley Bay, Spruce Grove

MLS® #E4445368

**\$489,999**

3 Bedroom, 2.50 Bathroom, 1,790 sqft

Single Family on 0.00 Acres

Aspen Glen, Spruce Grove, AB

**WALKOUT DUPLEX! NO CONDO FEES.**

Stunning 3 Bed, 2.5 Bath duplex with pond views! The main floor welcomes you with a bright foyer, modern kitchen with sleek high-gloss cabinetry, quartz countertops, stainless steel appliances, and a pantry—perfect for cooking and entertaining. The family room has a cozy fireplace and large windows overlooking a pond, while the dining area is bathed in natural light, with patio doors out to an upper deck with a BBQ gas line. Upstairs features a bonus loft, laundry, and a spacious primary suite with ensuite & walk-in closet, plus 2 additional bedrooms sharing a full bath. The unfinished walkout basement with 9'™ ceilings and roughed-in plumbing offers endless potential. Landscaped yard, triple-pane windows, Double garage - Perfect for families, investors, or downsizers—minutes from schools, parks & shopping!

Built in 2023

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4445368  |
| Price      | \$489,999 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,790         |
| Acres          | 0.00          |
| Year Built     | 2023          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 52 Amberley Bay |
| Area        | Spruce Grove    |
| Subdivision | Aspen Glen      |
| City        | Spruce Grove    |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T7X 2X4         |

### Amenities

|               |                                                                                                              |
|---------------|--------------------------------------------------------------------------------------------------------------|
| Amenities     | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Walkout Basement |
| Parking       | Double Garage Attached                                                                                       |
| Is Waterfront | Yes                                                                                                          |

### Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                |
| Fireplace         | Yes                                                                                                                                      |
| Fireplaces        | See Remarks                                                                                                                              |
| Stories           | 2                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                      |
| Basement          | Full, Unfinished                                                                                                                         |

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Composition, Vinyl                                                                                        |
| Exterior Features | Backs Onto Lake, Golf Nearby, Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 32             |
| Zoning         | Zone 91        |

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Listing information last updated on August 3rd, 2025 at 3:32pm MDT