

## \$470,000 - 70 Springbrook Wynd, Spruce Grove

MLS® #E4454527

**\$470,000**

3 Bedroom, 3.00 Bathroom, 1,636 sqft  
Single Family on 0.00 Acres

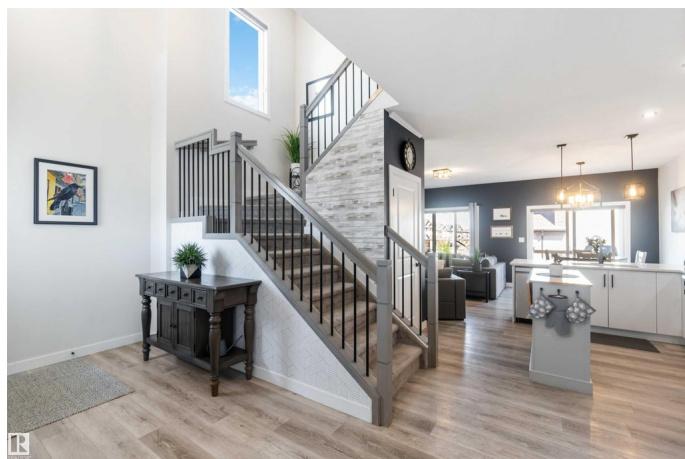
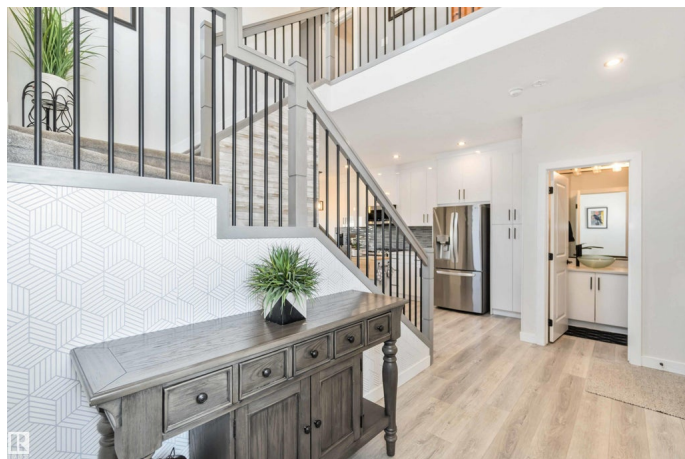
Spruce Ridge, Spruce Grove, AB

Welcome to this beautiful 3 bedroom, 4 bathroom duplex that perfectly blends comfort, style, and functionality. Featuring an open-concept layout with plenty of natural light, this home offers generous living spaces ideal for both relaxation and entertaining. The modern kitchen flows seamlessly into the dining and living areas, making gatherings easy and enjoyable. Upstairs you will find a large primary bedroom complete with walk-in closet and ensuite. You will find two more generous bedrooms, another full bath and a bonus room. Newly finished basement provides family enjoyment and memories to last, Step outside to your own backyard retreat featuring large deck, dog run and fenced yard. This backyard oasis is perfect for barbecues, or simply unwinding on the deck or in the spa. This duplex combines the comfort of a well-designed interior with the enjoyment of a truly great outdoor space, perfect for families or anyone who loves to entertain, located with many amenities near by.

Built in 2021

### Essential Information

MLS® #	E4454527
Price	\$470,000
Bedrooms	3



Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,636
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	70 Springbrook Wynd
Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0X9

### **Amenities**

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Dog Run-Fenced In, Hot Tub, Smart/Program. Thermostat
Parking Spaces	4
Parking	Double Garage Attached, Heated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Some Fixtures Leased, Stove-Electric, Washer, Window Coverings, Garage Heater, Hot Tub
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Corner Lot, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Copperhaven Elementry
High	Sprucegrove Composite

### **Additional Information**

Date Listed	August 24th, 2025
Days on Market	25
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 September 18th, 2025 at 8:32am MDT