

## \$529,250 - 19 Springbrook Wynd, Spruce Grove

MLS® #E4447882

**\$529,250**

3 Bedroom, 2.50 Bathroom, 1,658 sqft

Single Family on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

The Allure blends meticulous design, elegance, and practical living. It offers 9' ceilings on the main and basement levels, a double attached garage with 2' added width (not shown on plan), separate entrance, and Luxury Vinyl Plank flooring. The inviting foyer leads to a bright kitchen with quartz counters, island with flush eating ledge, full-height tiled backsplash, over-the-range microwave, undermount sink, soft-close cabinetry, and a large walk-through pantry connecting to the mudroom and garage. The great room soars 17' with an electric fireplace, while large windows and sliding patio doors fill the great room and nook with light. A half bath completes the main floor. Upstairs, the primary suite features a spacious walk-in closet and 3-piece ensuite with tub/shower. A bonus room overlooks the open-to-below area, alongside a main bath, laundry, and two bedrooms with ample closets. Upgraded railings and basement rough-ins are included. This home showcases our enhanced Sterling Signature Specification.

Built in 2025

### Essential Information

MLS® # E4447882

Price \$529,250



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,658
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	19 Springbrook Wynd
Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2W5

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, None
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	No Through Road, Playgrou Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 15th, 2025
Days on Market	3
Zoning	Zone 91



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Listing information last updated on July 18th, 2025 at 1:17pm MDT