

# \$545,000 - 33 Springbrook Wynd, Spruce Grove

MLS® #E4422992

**\$545,000**

3 Bedroom, 2.50 Bathroom, 1,897 sqft  
Single Family on 0.00 Acres

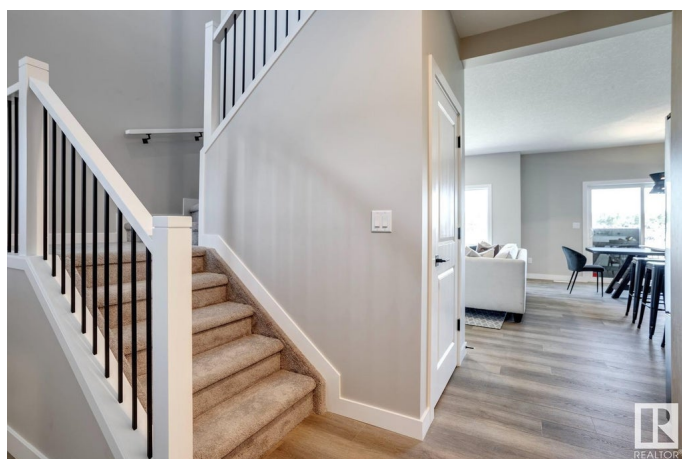
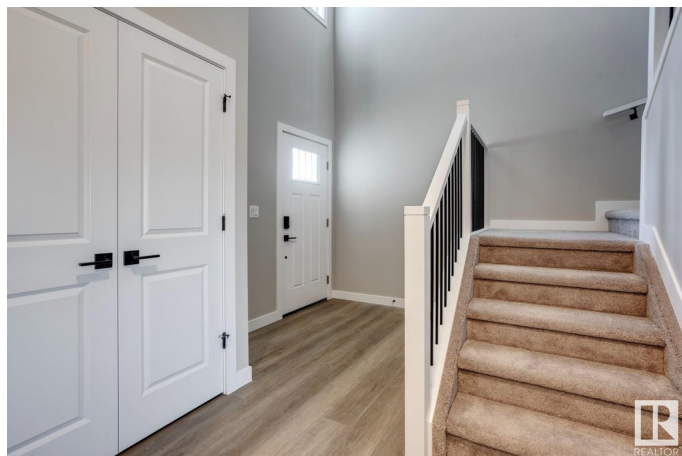
Spruce Ridge, Spruce Grove, AB

Welcome to this stunning 2-storey, double-attached garage new build in Spruce Grove! The main floor features an open-concept living, dining, and kitchen area, complete with an electric fireplace in the living room. The spacious kitchen includes a central island and pantry, with convenient access to the mudroom and garage—making grocery trips a breeze. A 2pc bath completes the main level. Upstairs, enjoy a large bonus room, 2 bedrooms, a 4pc bath, and laundry. The primary bedroom offers a luxurious 5pc ensuite with side-by-side sinks, a stand-up shower, a soaker tub, and a walk-in closet. With a separate side entrance to the unfinished basement, there's plenty of potential for future development. Located close to parks, amenities, and more! \*Photos are representative\*

Built in 2025

## Essential Information

MLS® #	E4422992
Price	\$545,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,897



Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	33 Springbrook Wynd
Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2W5

### **Amenities**

Amenities	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
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 26th, 2025
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Days on Market 14

Zoning Zone 91

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Listing information last updated on March 12th, 2025 at 3:02pm MDT