

# **\$618,500 - 45 Ashgrove Drive, Spruce Grove**

MLS® #E4439368

**\$618,500**

3 Bedroom, 2.50 Bathroom, 2,080 sqft

Single Family on 0.00 Acres

Aspen Glen, Spruce Grove, AB

Welcome to your next dream home! This stunning 2080 sq. ft. two-storey home in Spruce Grove; it truly has it all. This charming design includes 3 spacious bedrooms, 3 baths, and a bonus room over the two-car garage. The Chef's dream kitchen boasts maple cabinets, quartz countertops, an alderwood island, gas stove, and stylish backsplash, pairing beautifully with white oak hardwood floors and solid wood wall finishes. The fenced backyard features a dog run and kennel, perfect for your furry friends! As well as multiple decks & a firepit area. Nestled on a large corner lot in a sought-after neighborhood, you're minutes from schools, parks, golf, and amenities. The unfinished basement provides endless potential for customization and expansion, while recent updates like a new hot water tank ensure modern comfort. Perfect for families looking for style, space, and convenience.

Built in 2007

## **Essential Information**

MLS® #	E4439368
Price	\$618,500
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	2,080
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	45 Ashgrove Drive
Area	Spruce Grove
Subdivision	Aspen Glen
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4R5

### **Amenities**

Amenities	Deck, Dog Run-Fenced In, Fire Pit, Gazebo, Patio
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Appliances Negotiable
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Corner Lot, Fenced, Flat Site, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed May 30th, 2025

Days on Market 8

Zoning Zone 91

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