

## \$765,000 - 36 Spring Link, Spruce Grove

MLS® #E4432992

**\$765,000**

4 Bedroom, 2.50 Bathroom, 2,516 sqft

Single Family on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

Welcome to this beautifully designed home with 9' ceilings on the main level, a vaulted ceiling and cozy electric fireplace in the living room, plus an office right off the front entry. The kitchen is a standout with granite counters, a walk-through pantry, gas range (convertible to electric), bar with beverage fridge, and sleek finishes. Upstairs you'll find a flex room, 3 bedrooms including a spacious primary with a 5-piece ensuite, plus a bonus room and convenient laundry with side-by-side washer and dryer. The basement has 9' ceilings and a separate side entrance—great potential for a suite or rec space. Stay cool with central A/C and enjoy the heated, insulated triple attached garage. The fenced and landscaped backyard is perfect for relaxing or entertaining, complete with a cedar deck and gazebo. A stylish, functional home with space for everything!

Built in 2022

### Essential Information

MLS® #	E4432992
Price	\$765,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	2,516
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	36 Spring Link
Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0L6

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls-2"x6", Gazebo, Hot Water Natural Gas, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Wall Unit-Built-In, HRV System, 9 ft. Basement Ceiling
Parking Spaces	6
Parking	Heated, Insulated, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler, Curtains and Blinds, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance

	Landscape, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 26th, 2025
Days on Market	5
Zoning	Zone 91

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Listing information last updated on May 1st, 2025 at 11:47am MDT