

## \$749,900 - 36 Spring Link, Spruce Grove

MLS® #E4432992

**\$749,900**

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      | \$749,900 |
| 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 | 51               |
| Zoning         | Zone 91          |

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Listing information last updated on June 16th, 2025 at 1:18pm MDT