

## \$515,000 - 14 Spring Gate, Spruce Grove

MLS® #E4458567

**\$515,000**

4 Bedroom, 3.50 Bathroom, 1,780 sqft

Single Family on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

Move before the snow flies - family friendly neighborhood with schools, parks and shopping nearby. This well laid out 2 storey needs new Owners. Walk in the door and feel at home - large entrance way with room for a bench. Bright & light living room open to kitchen with eating bar, dining room with door to rear deck and yard. Also on the main floor are a 2 piece bath & laundry room. Enjoy the upper level bonus room with loads of space for relaxing or entertaining, with a natural gas fireplace to keep you warm on winter nights. The primary bedroom overlooks the rear yard and is compl with 4 piece bath and walk in closet. Two additional bedrooms, one with walk in closet and a 4 piece bath complete this level. Head down all the stairs to the lower level and you will find another bedroom (no closet); a den and space for a games table plus a newer 3 piece bath. Improvements include: brand new carpet upstairs, new vinyl plank on the main floor, shingles, dishwasher approx 2 years ago, hot water tank 2022

Built in 2006

### Essential Information

MLS® # E4458567

Price \$515,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,780                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 14 Spring Gate |
| Area        | Spruce Grove   |
| Subdivision | Spruce Ridge   |
| City        | Spruce Grove   |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7X 3K3        |

### Amenities

|                |                                                                                                           |
|----------------|-----------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Deck, Detectors Smoke, Exterior Walls- 2"x6", Vinyl Windows, Vacuum System-Roughed-In |
| Parking Spaces | 4                                                                                                         |
| Parking        | Double Garage Attached                                                                                    |

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                   |
| Fireplace         | Yes                                                                                                         |
| Fireplaces        | Corner                                                                                                      |
| Stories           | 3                                                                                                           |
| Has Basement      | Yes                                                                                                         |
| Basement          | Full, Finished                                                                                              |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                           |
| Construction      | Wood, Vinyl                                                                                |
| Foundation        | Concrete Perimeter                                                                         |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 18                   |
| Zoning         | Zone 91              |

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Listing information last updated on October 6th, 2025 at 5:32pm MDT