

\$536,250 - 32 Springbrook Wynd, Spruce Grove

MLS® #E4431658

\$536,250

3 Bedroom, 2.50 Bathroom, 1,830 sqft

Single Family on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

The Allure is a home that is the embodiment of design intertwined with sophisticated elegance & practical living. 9' ceilings on main & lower levels, DBL att. garage, separate entry & LVP flooring throughout the main. Inviting foyer leads to the beautifully illuminated kitchen with generous quartz counters, an island & built-in microwave, under-mount sink, modern chimney hood fan, backsplash & plenty of cabinets with soft close features and a large walk-through pantry that also accesses the mudroom & garage entry. Great room with electric fireplace & nook have large windows and sliding glass patio doors. A den & 1/2 bath completes the main level. A bright primary suite offers a substantial walk-in closet & 5pc ensuite with dbl sinks & walk-in shower. There is a convenient bonus room, 3pc bath, laundry and two add. comfortable bedrooms with ample closet space. Upgraded traditional brush nicket lighting pkg & lower R/I pkg is included. This home offers THE new & improved Sterling Signature Specification.

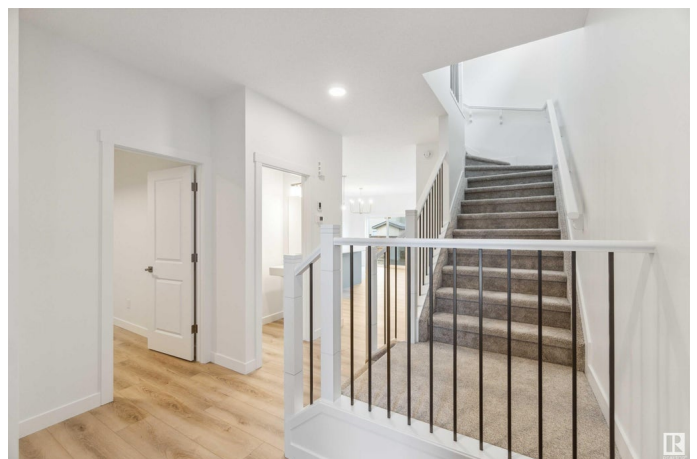
Built in 2025

Essential Information

MLS® # E4431658

Price \$536,250

Bedrooms 3



| | |
|----------------|------------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,830 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 32 Springbrook Wynd |
| Area | Spruce Grove |
| Subdivision | Spruce Ridge |
| City | Spruce Grove |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7X 2W5 |

Amenities

| | |
|-----------|---|
| Amenities | Off Street Parking, On Street Parking, Ceiling 9 ft., No Animal Home, No Smoking Home, Green Building, 9 ft. Basement Ceiling |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Appliances | None |
| Heating | Forced Air-1, Natural Gas |
| Fireplaces | Mantel |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Flat Site, Level Land, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |

| | |
|--------------|--------------------|
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|----------------------------|
| Elementary | Copperhaven School |
| Middle | Woodhaven Middle School |
| High | Spruce Grove Composite Hig |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 18th, 2025 |
| Days on Market | 59 |
| Zoning | Zone 91 |

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Listing information last updated on June 16th, 2025 at 5:47pm MDT