

## **\$499,900 - 26 Longview Place, Spruce Grove**

MLS® #E4460087

**\$499,900**

2 Bedroom, 3.00 Bathroom, 1,222 sqft

Single Family on 0.00 Acres

Linkside, Spruce Grove, AB

Location, Location, Location!!! This gorgeous 1222 sq ft bungalow is located on The Links Golf Course just before the 18th tee box. This home is very open and bright. The large country kitchen with white cabinets, tons of counter space, a kitchen island and pantry anchors the living room and dining room. Gleaming ceramic tile floors except in the bedrooms and basement where there is carpet. The living room has a gas f/p with an oak mantle and numerous windows that floods the space with natural light. The dining room has recessed niche for your china cabinet. The primary bedroom has a 3 piece ensuite and double closets. A garden door leads into the main floor den. The basement is fully finished with a family room including a f/p and pool table, another bedroom with 3 piece cheater bath, laundry and a workshop area. Shows like new and very well maintained. This is an adult complex (35+). HOA of \$1800/year includes lawn/snow maintenance and shingle contribution. Some photos virtually staged.

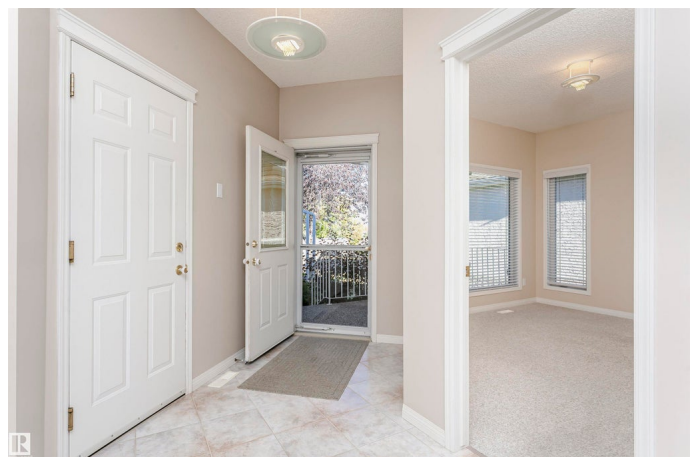
Built in 1997

### **Essential Information**

MLS® # E4460087

Price \$499,900

Bedrooms 2



|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,222         |
| Acres          | 0.00          |
| Year Built     | 1997          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 26 Longview Place |
| Area        | Spruce Grove      |
| Subdivision | Linkside          |
| City        | Spruce Grove      |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T7X 3Y6           |

### Amenities

|           |                                                        |
|-----------|--------------------------------------------------------|
| Amenities | Air Conditioner, Deck, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached, Insulated                      |

### Interior

|                   |                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                   |
| Fireplaces        | Mantel                                                                                                                                                                |
| Stories           | 2                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                                                        |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                            |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Low Maintenance Landscape, Private Setting |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2025 |
| Days on Market | 7                    |
| Zoning         | Zone 91              |
| HOA Fees       | 1800                 |
| HOA Fees Freq. | Annually             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 7th, 2025 at 7:47pm MDT