

## \$609,250 - 20 Springbrook Wynd, Spruce Grove

MLS® #E4426092

**\$609,250**

4 Bedroom, 4.00 Bathroom, 2,153 sqft

Single Family on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

The Atlas home boasts 2152 square feet of contemporary living space, perfect for modern families. The home features a double attached garage, 9' ceilings, and stylish Luxury Vinyl Plank Flooring throughout. As you enter, you'll find a welcoming foyer that leads to a convenient mudroom and a 3-piece bathroom. The main level also includes a bedroom and an open-concept design that seamlessly connects the kitchen, great room, and a cozy nook. The kitchen is a chef's dream, featuring quartz countertops, a centre island, and plenty of cabinet space. The great room is perfect for entertaining, with a stunning fireplace and soaring 18' ceilings. Upstairs, you'll discover two luxurious primary suites, each with its own walk-in closet and ensuite bathroom. Additionally, there is a versatile bonus room, a main bathroom, a laundry room, and another bedroom. The home also includes upgraded fixtures and rough-in plumbing for added convenience. Note that appliances are not included

Built in 2025

### Essential Information

MLS® # E4426092

Price \$609,250

Bedrooms 4



Bathrooms	4.00
Full Baths	4
Square Footage	2,153
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	20 Springbrook Wynd
Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2W5

### Amenities

Amenities	On Street Parking, Closet Organizers, Detectors Smoke, Vinyl Windows, Green Building, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, No Back Lane, No Through Road, Not Landscaped, Playground Nearby, 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	March 17th, 2025
Days on Market	46
Zoning	Zone 91

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