

## **\$719,900 - 140 50 Heatherglen Drive, Spruce Grove**

MLS® #E4427868

**\$719,900**

2 Bedroom, 2.50 Bathroom, 1,406 sqft

Condo / Townhouse on 0.00 Acres

Heatherglen, Spruce Grove, AB

Welcome to the sought after gated community of Heritage Creek in Spruce Grove. This beautifully fully finished bungalow located in a quiet 55+ active adult community is equipped with two bedrooms, den, three bathrooms, + main floor laundry. As you enter the front door, you will instantly be met with a large open foyer leading to the open concept vaulted floorplan. The kitchen has a generous island complete with eating bar, gorgeous subway tile backsplash, ample cabinet space for storage, stainless steel appliances, + modern light fixtures. Large primary bedroom is located on the main floor with a five-piece ensuite + large closet. Carpeted lower level includes a large recreation room, additional bedroom, four-piece bathroom, + utility room completes the space. Perfect for the buyer interested in rightsizing. Double attached heated garage (oversized) + impeccably selected high-end finishes top to bottom, there really is no bungalow that compares. Welcome to Heritage Creek... welcome home!!

Built in 2022

### **Essential Information**

MLS® # E4427868

Price \$719,900

Bedrooms 2



|                |                      |
|----------------|----------------------|
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,406                |
| Acres          | 0.00                 |
| Year Built     | 2022                 |
| Type           | Condo / Townhouse    |
| Sub-Type       | Detached Condominium |
| Style          | Bungalow             |
| Status         | Active               |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 140 50 Heatherglen Drive |
| Area        | Spruce Grove             |
| Subdivision | Heatherglen              |
| City        | Spruce Grove             |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T7X 0R6                  |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Club House, Deck, Detectors Smoke, Exercise Room, Fire Pit, Front Porch, No Animal Home, No Smoking Home, Parking-Visitor, Racquet Courts, Recreation Room/Centre, Social Rooms, Television Connection, Vaulted Ceiling, Vinyl Windows, HRV System |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |

### Interior

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

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Stone, Vinyl

Exterior Features      Gated Community, Golf Nearby, Landscaped, Low Maintenance  
Landscape, No Back Lane, No Through Road, Paved Lane

Roof                              Asphalt Shingles

Construction              Wood, Stone, Vinyl

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                March 27th, 2025

Days on Market        35

Zoning                        Zone 91

Condo Fee                \$250

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