

## **\$650,000 - 96 Linksview Drive, Spruce Grove**

MLS® #E4463435

### **\$650,000**

4 Bedroom, 2.50 Bathroom, 1,689 sqft

Single Family on 0.00 Acres

Linkside, Spruce Grove, AB

Executive bungalow backing on to the golfcourse in the most desirable Linkside! Located on a quiet cul-de-sac in the back of the neighbourhood, this Home is a must see! The homes curb appeal with wonderful landscaping welcomes you home. Step inside & you are greeted with soaring 11 ft ceilings & gleaming hardwood floors. A home office is conveniently located off the entry. The GREAT ROOM has large windows to capture the wonderful views & a grand fireplace. Ideal for entertaining, the large kitchen is open to the dining room & features a corner pantry. The large primary bedroom has a luxury 5 pce ensuite bath with steam shower, A cozy 3 sided fireplace & sitting area - ideal to enjoy your morning coffee! the lower level features 2 more large bedrooms both with walk in closets, & one with a jacuzzi tub! A full 3 pce bath is conveniently next door. You're sure to love the huge family room ideal for family games night, a movie area with room for billiard table. A/C High end window coverings, the list goes on!

Built in 2003

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4463435  |
| Price    | \$650,000 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,689                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 96 Linksview Drive |
| Area        | Spruce Grove       |
| Subdivision | Linkside           |
| City        | Spruce Grove       |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7X 4L6            |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 10 ft., No Smoking Home |
| Parking Spaces | 4                                                |
| Parking        | Double Garage Attached                           |

### Interior

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

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, No Through Road, |

|              |                              |
|--------------|------------------------------|
|              | Shopping Nearby, See Remarks |
| Roof         | Asphalt Shingles             |
| Construction | Wood, Stucco                 |
| Foundation   | Concrete Perimeter           |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 12                 |
| Zoning         | Zone 91            |

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