

Courtesy Of Jennifer L O'Connor Of Schaaf Realty Ltd

## \$725,000 - 36 Spring Link, Spruce Grove

MLS® #E4446336

**\$725,000**

4 Bedroom, 2.50 Bathroom, 2,516 sqft

Single Family on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

Welcome to this beautifully designed home that offers comfort, style, and incredible value. Soaring 9' ceilings on the main floor and a vaulted living room ceiling create an open, airy feel that's perfect for everyday living and entertaining. A front office adds convenience for remote work or quiet focus. The kitchen is a showstopper with granite counters, a walk-through pantry, gas range (convertible to electric), beverage bar, and sleek finishes. Upstairs features a bonus room, flex space, three bedrooms including a spacious primary with five-piece ensuite, and laundry with side-by-side washer and dryer. The basement has 9' ceilings and a separate side entrance, offering amazing potential for a future suite or rec space. Stay cool with central A/C and enjoy the heated, insulated triple garage. The fenced, landscaped yard with cedar deck and gazebo is ideal for summer evenings with family and friends. This is more than just a house, it's a place you'll be proud to call home.

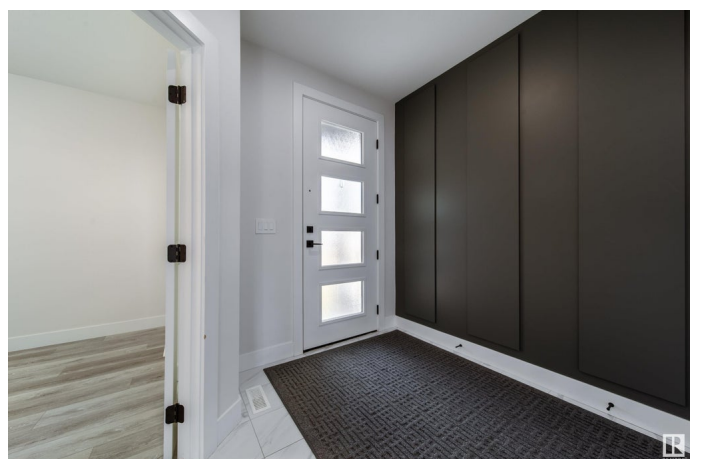
Built in 2022

### Essential Information

MLS® # E4446336

Price \$725,000

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,516
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	36 Spring Link
Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0L6

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls-2"x6", Gazebo, Hot Water Natural Gas, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Wall Unit-Built-In, HRV System, 9 ft. Basement Ceiling
Parking Spaces	6
Parking	Heated, Insulated, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler, Curtains and Blinds, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	July 7th, 2025
Days on Market	1
Zoning	Zone 91

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Listing information last updated on July 8th, 2025 at 12:32pm MDT