

## \$699,998 - 48 Grassview Crescent, Spruce Grove

MLS® #E4453508

**\$699,998**

3 Bedroom, 3.00 Bathroom, 2,623 sqft

Single Family on 0.00 Acres

Tonewood, Spruce Grove, AB

No Neighbors at the back | Double Car Garage home on regular lot || Stunning home with luxury and functionality for modern family living. Open-to-above living room with lot of windows, fireplace & beautiful feature wall. A convenient main-floor den could be used as bedroom with a full bathroom is perfect for guests or extended family. The heart of the home is its modern kitchen, flowing into a dining area and with access to backyard, ideal for summer gatherings. Upstairs beautiful bonus room with fireplace & feature wall, perfect for family entertainment. The spacious primary suite with stunning ceiling & wall design offers a custom ensuite with a soaking tub, dual vanities, and a walk-in closet. Two additional bedrooms with jack & jill bath. Every corner of this home has been thoughtfully designed, checking all the boxes for style, comfort, luxury and convenience.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453508  |
| Price          | \$699,998 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,623     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 48 Grassview Crescent |
| Area        | Spruce Grove          |
| Subdivision | Tonewood              |
| City        | Spruce Grove          |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7X 3G1               |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached          |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Backs Onto Park/Trees, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Vinyl                                                        |
| Foundation        | Concrete Perimeter                                                 |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 2                 |
| Zoning         | Zone 91           |

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Listing information last updated on August 19th, 2025 at 11:17pm MDT