

\$554,900 - 26 Norwyck Way, Spruce Grove

\$554,900

Fenwyck, Spruce Grove, AB

Technical drawing of a house elevation showing dimensions and materials. The drawing includes a main house with a gabled roof and a two-car garage with a hipped roof. Dimensions for roof pitches, window sizes, and material specifications are provided.

Dimensions and Materials:

- Roof:** 12/7 (Main House), 12/5 (Garage)
- Materials:** UNVENTED ALUMINUM 0.4MM THICK OR GREATER AS PER STANDARD IF SIDE PANE IS LEAN OR LESS.
- Windows:** 36/74 (Main House), 78/60 (Main House), 37" MIN. FROM FLOOR TO BOTTOM WINDOW SILL AS PER BYLAW (Garage)
- Trim:** 4" TRIM
- Board & Batts:** BOARD & BATTENS
- Shadow Board:** 4" SHADOW BOARD
- Flooring:** FINISHED FLOOR
- Steps:** PRE-CAST CONC. LANDING & STEPS

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4443132 |
| Price | \$554,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,900 |
| Acres | 0.00 |
| Year Built | 2025 |

| | |
|----------|------------------------|
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 26 Norwyck Way |
| Area | Spruce Grove |
| Subdivision | Fenwyck |
| City | Spruce Grove |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7X 1Y1 |

Amenities

| | |
|-----------|---------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizer |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Stove-Gas, Washer |
| 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 | Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 19th, 2025 |
| Days on Market | 23 |



Zoning

Zone 91



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Listing information last updated on July 12th, 2025 at 11:02am MDT