

## \$510,250 - 19 Springbrook Wynd, Spruce Grove

MLS® #E4447882

### \$510,250

3 Bedroom, 2.50 Bathroom, 1,658 sqft

Single Family on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

The Allure blends meticulous design, elegance, and practical living. It offers 9' ceilings on the main and basement levels, a double attached garage with 2' added width (not shown on plan), separate entrance, and Luxury Vinyl Plank flooring. The inviting foyer leads to a bright kitchen with quartz counters, island with flush eating ledge, full-height tiled backsplash, over-the-range microwave, undermount sink, soft-close cabinetry, and a large walk-through pantry connecting to the mudroom and garage. The great room soars 17' with an electric fireplace, while large windows and sliding patio doors fill the great room and nook with light. A half bath completes the main floor. Upstairs, the primary suite features a spacious walk-in closet and 3-piece ensuite with tub/shower. A bonus room overlooks the open-to-below area, alongside a main bath, laundry, and two bedrooms with ample closets. Upgraded railings and basement rough-ins are included. This home showcases our enhanced Sterling Signature Specification.



Built in 2025

### Essential Information

MLS® # E4447882

Price \$510,250

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,658                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 19 Springbrook Wynd |
| Area        | Spruce Grove        |
| Subdivision | Spruce Ridge        |
| City        | Spruce Grove        |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7X 2W5             |

### Amenities

|           |                                                                                                                                           |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                                                    |

### Interior

|                   |                                     |
|-------------------|-------------------------------------|
| Interior Features | ensuite bathroom                    |
| Appliances        | Garage Control, Garage Opener, None |
| 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 | No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                    |
| Construction      | Wood, Vinyl                                                                         |
| Foundation        | Concrete Perimeter                                                                  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 95              |
| Zoning         | Zone 91         |

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Listing information last updated on October 17th, 2025 at 9:47pm MDT