

# \$499,999 - 12 Springbrook Wynd, Spruce Grove

MLS® #E4433044

**\$499,999**

3 Bedroom, 2.50 Bathroom, 1,813 sqft  
Single Family on 0.00 Acres

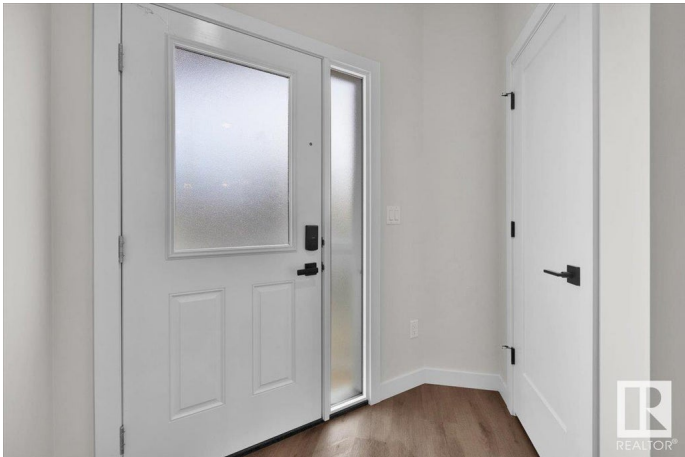
Spruce Ridge, Spruce Grove, AB

Proudly built by local long term builder Alquinn Homes, this stunning new two-storey offers a blend of expert craftsmanship, thoughtful design, and high-quality building materials that ensure long-lasting value. Set on a desirable corner lot with a side entrance, this home also features a west-facing backyard, perfect for enjoying full afternoon and evening sunlight—ideal for future outdoor living or a sunny garden. Inside, the bright, open-concept main floor offers a sleek kitchen with stainless steel appliances, a breakfast bar, and ample storage. A practical mudroom with a bench and cubbies at the back entrance helps keep the space organized, while a convenient 2pc bath adds function. Upstairs, you'll find 3 generously sized bedrooms, a 4pc main bath, laundry area, and a private primary suite with a 4pc ensuite and a walk-in closet. Immediate possession available—move in and make this beautiful home yours today! Photos are representative

Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4433044  |
| Price     | \$499,999 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,813                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 12 Springbrook Wynd |
| Area        | Spruce Grove        |
| Subdivision | Spruce Ridge        |
| City        | Spruce Grove        |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7X 2W5             |

### Amenities

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

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Corner Lot, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### Additional Information

Date Listed April 25th, 2025

Days on Market 65

Zoning Zone 91

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Listing information last updated on June 29th, 2025 at 9:17pm MDT