

## \$536,250 - 32 Springbrook Wynd, Spruce Grove

MLS® #E4431658

**\$536,250**

3 Bedroom, 2.50 Bathroom, 1,830 sqft

Single Family on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

The Allure is a home that is the embodiment of design intertwined with sophisticated elegance & practical living. 9' ceilings on main & lower levels, DBL att. garage, separate entry & LVP flooring throughout the main. Inviting foyer leads to the beautifully illuminated kitchen with generous quartz counters, an island & built-in microwave, under-mount sink, modern chimney hood fan, backsplash & plenty of cabinets with soft close features and a large walk-through pantry that also accesses the mudroom & garage entry. Great room with electric fireplace & nook have large windows and sliding glass patio doors. A den & 1/2 bath completes the main level. A bright primary suite offers a substantial walk-in closet & 5pc ensuite with dbl sinks & walk-in shower. There is a convenient bonus room, 3pc bath, laundry and two add. comfortable bedrooms with ample closet space. Upgraded traditional brush nicket lighting pkg & lower R/I pkg is included. This home offers THE new & improved Sterling Signature Specification.

Built in 2025

### Essential Information

MLS® # E4431658

Price \$536,250

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,830
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	32 Springbrook Wynd
Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2W5

### Amenities

Amenities	Off Street Parking, On Street Parking, Ceiling 9 ft., No Animal Home, No Smoking Home, Green Building, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Level Land, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Copperhaven School
Middle	Woodhaven Middle School
High	Spruce Grove Composite Hig

**Additional Information**

Date Listed	April 18th, 2025
Days on Market	78
Zoning	Zone 91

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Listing information last updated on July 4th, 2025 at 11:17pm MDT