

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

**\$554,900**

Fenwyck, Spruce Grove, AB

Architectural elevation drawing of a two-story house with a garage and a dormer. The drawing includes detailed dimensions and material specifications for various components.

**Dimensions and Specifications:**

- Overall Dimensions:**
  - Overall Height: 22'-10 3/8" (6.84 m)
  - Overall Width: 35'-2 3/8" (10.41 m)
- Roof:**
  - Roof Pitch: 12/7 (Upper Dormer), 12/5 (Main Roof)
  - Material: UNVENTED ALUMINUM 5/16" MIN. THICK OR GREATER AS PER STANDARD IF SIDE FARD IS 1.2M OR LESS.
- Exterior Walls:**
  - Upper Level: BOARD & BATTENS
  - Lower Level: VERTICAL SIDING
  - Garage Area: BRICK
- Windows:**
  - Upper Level: 36" x 54" window with 4" TRIM.
  - Dormer: 78" x 60" window with 4" TRIM.
  - Upper Floor: 37" MIN. FROM FLOOR TO BOTTOM WINDOW SILL AS PER BYLAW.
- Garage:**
  - Garage Door: 18'0" x 8'0" (5.49 m x 2.44 m)
  - Garage Trim: 4" TRIM
- Other Details:**
  - 4" SHADOW BOARD
  - 8" FASCIA
  - 7'-6" TOP OF WINDOW
  - FINISHED FLOOR
  - 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

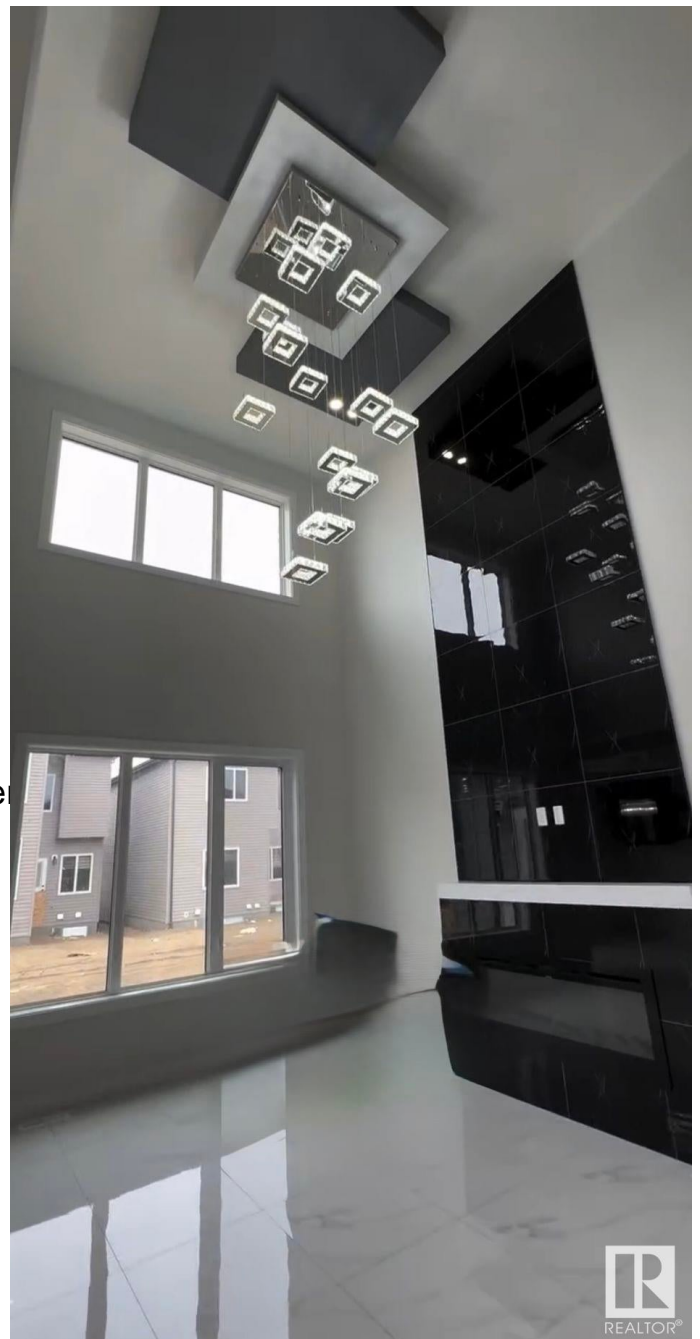
Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

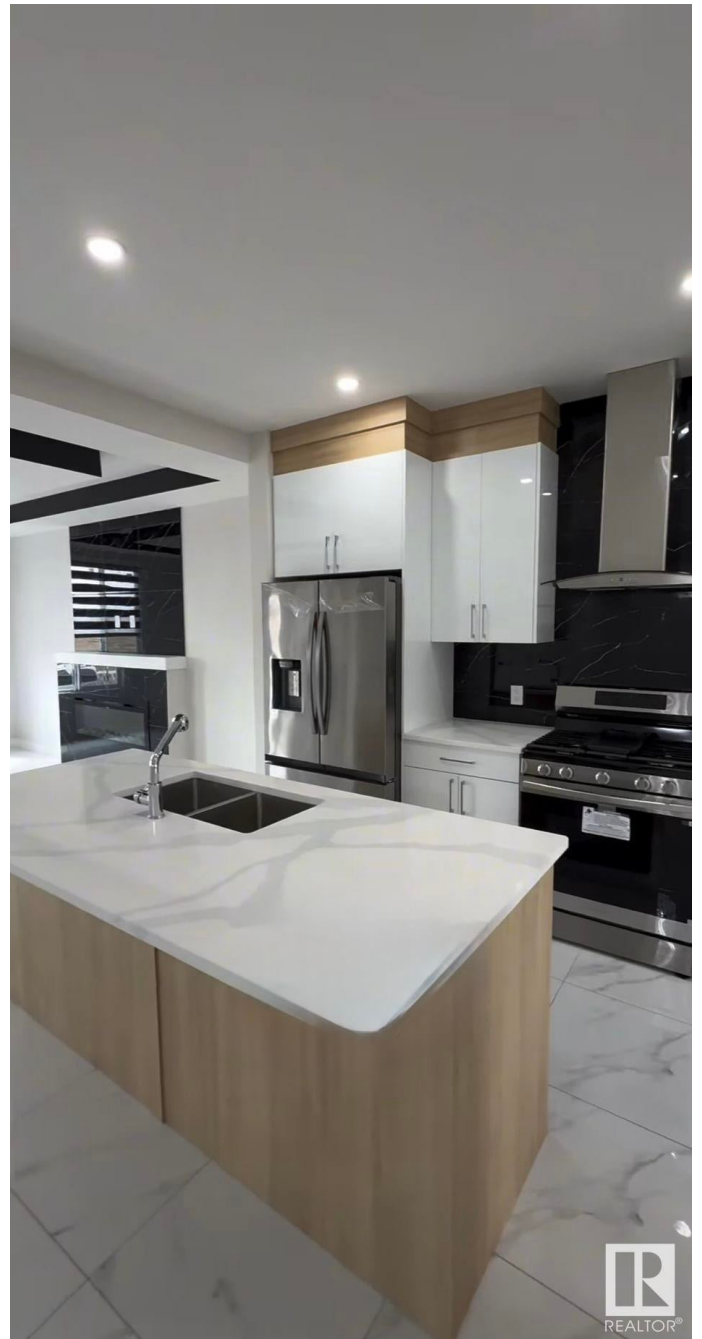
### Additional Information

Date Listed	June 19th, 2025
Days on Market	12



Zoning

Zone 91



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Listing information last updated on June 30th, 2025 at 10:47pm MDT