

## \$400,000 - 30 Windermere Drive, Spruce Grove

MLS® #E4434491

**\$400,000**

5 Bedroom, 2.50 Bathroom, 1,455 sqft  
Single Family on 0.00 Acres

Woodhaven\_SPGR, Spruce Grove, AB

BACKING ONTO HERITAGE GROVE PARK is this charming, upgraded bungalow with detached double garage (26Wx24L, heated, insulated)- steps to schools, nature trails & parks. 1,455 square feet above grade plus fully finished basement. Sunken living room with large windows & electric fireplace. Spacious kitchen with peninsula, stainless-steel appliances, built-in dishwasher, pantry and an abundance of cupboard & counter space; formal dining room plus breakfast nook. Fantastic 3-SEASONS SUNROOM with south-east views of the park behind. Finishing off the main level are 1.5 bathrooms and 3 bedrooms including the owner's suite with 2-pc ensuite. Basement: 2 additional bedrooms, 3-piece bathroom, family room, plenty of storage and oversized laundry room with deep sink & counter space. Upgrades include new mechanical systems, roof & windows. Outside: fenced yard with deck, shed, playground, firepit and an extra long driveway for RV parking. Located near downtown, walking distance to all amenities. Must see!

Built in 1975

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4434491  |
| Price  | \$400,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,455                  |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 30 Windermere Drive |
| Area        | Spruce Grove        |
| Subdivision | Woodhaven_SPGR      |
| City        | Spruce Grove        |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7X 1P7             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Deck, Detectors Smoke, Dog Run-Fenced In, Fire Pit, No Animal Home, No Smoking Home, Patio, R.V. Storage, Vacuum System-Roughed-In |
| Parking Spaces | 6  |
| Parking        | Double Garage Detached, Front Drive Access, Parking Pad Cement/Paved, RV Parking   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Stucco, Vinyl  |
| Exterior Features | Backs Onto Park/Trees, Environmental Reserve, Golf Nearby, No Back Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Stucco, Vinyl  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 6             |
| Zoning         | Zone 91       |

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Listing information last updated on May 11th, 2025 at 4:32am MDT