

## \$793,800 - 64 Fenwyck Boulevard, Spruce Grove

MLS® #E4437448

**\$793,800**

3 Bedroom, 2.50 Bathroom, 2,282 sqft

Single Family on 0.00 Acres

Fenwyck, Spruce Grove, AB

**\*\*SHOWHOME ALERT\*\*** Own this beautiful Park Royal showhome in Fenwyck, Spruce Grove. This community borders an 80 acre environmental reserve! This stunning 3-bedroom, 2.5-bathroom home is made to entertain. The first impression surprises guests with expansive views through the open rise staircase and glass railing and to the beautiful south backing windows. Natural light fills the main living space with an executive kitchen that features a large island, sleek modern cabinetry, built in appliances, and gas range with custom hood. There is even hidden pantry access in the kitchen cabinetry. Upstairs, the primary bedroom offers a serene retreat, complete with a large ensuite with custom tiled shower. The bonus room is made to entertain during game time with convenient bar area and built in beverage fridge.

Built in 2023

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4437448  |
| Price          | \$793,800 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,282     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2023                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 64 Fenwyck Boulevard |
| Area        | Spruce Grove         |
| Subdivision | Fenwyck              |
| City        | Spruce Grove         |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T7X 3G5              |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Exterior Walls-2"x6", Hot Water Natural Gas, Vinyl Windows, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Built-In, Stove-Countertop Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior          | Wood, Stone, Vinyl            |
| Exterior Features | Landscaped, Playground Nearby |
| Roof              | Fiberglass                    |
| Construction      | Wood, Stone, Vinyl            |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 20th, 2025

Days on Market                37

Zoning                            Zone 91

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Listing information last updated on June 26th, 2025 at 1:02am MDT