

Courtesy Of David Lofthaug Of Bode

## \$598,395 - 3 Ashbury Crescent, Spruce Grove

MLS® #E4448233

**\$598,395**

3 Bedroom, 2.50 Bathroom, 1,994 sqft

Single Family on 0.00 Acres

Jesperdale, Spruce Grove, AB

Luxury Living in Jesperdale, Spruce Grove! This stunning 1,928 sq ft two-story Show Home features 3 bedrooms, 2.5 baths, a bonus room, 9' ceilings and a separate basement entrance. It includes fully finished, heated double garage, air conditioning and outdoor permanent lighting. Over \$141,355 in options and upgrades, including: a modern rear kitchen with two-tone GEM cabinetry, a larger island, built-in beverage fridge, upgraded Bespoke appliances and under-cabinet LED lightning. An open-concept main floor with a custom electric fireplace, luxury vinyl plank flooring, quartz countertops and upgraded fixtures. A primary suite with a tray ceiling, 5-piece spa-inspired ensuite featuring a soaker tub, U by Moen digital shower and a walk-in closet leading to an upgraded laundry room with Samsung washer/dryer and laundry sink. Custom built-ins, upgraded doors, extra windows for natural light, high-end lighting and premium finishes throughout. Photos are representative.

Built in 2023

### Essential Information

MLS® # E4448233

Price \$598,395

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,994                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3 Ashbury Crescent |
| Area        | Spruce Grove       |
| Subdivision | Jesperdale         |
| City        | Spruce Grove       |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7X 3C6            |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Open Beam              |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                        |
| Fireplace         | Yes                                                                              |
| Fireplaces        | Insert                                                                           |
| Stories           | 2                                                                                |
| Has Basement      | Yes                                                                              |
| Basement          | Full, Unfinished                                                                 |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior          | Wood, Vinyl                                               |
| Exterior Features | Park/Reserve, Playground Nearby, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 16              |
| Zoning         | Zone 91         |

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Listing information last updated on August 2nd, 2025 at 2:47am MDT