

## \$440,000 - 89 Landsdowne Drive, Spruce Grove

MLS® #E4459934

**\$440,000**

3 Bedroom, 3.00 Bathroom, 921 sqft

Single Family on 0.00 Acres

Lakewood\_SPGR, Spruce Grove, AB

Welcome to this beautifully maintained 4-level split in family-friendly Lakewood! Bright and inviting, the main floor offers a spacious dining area with vaulted ceilings and a country kitchen with island/corner pantry, opening to patio doors that lead to a massive deck—perfect for entertaining. Upstairs you’ll find 2 bedrooms including a primary with updated 3-pce ensuite, plus a main 4-pce bath. The lower level boasts a cozy family room with corner fireplace, 3rd bedroom, and another upgraded bath, while the 4th level provides a great rec room or workout space with plenty of storage. The fully fenced yard is a showstopper with an oversized deck, fire pit area, and large detached garage with a 9X18 foot door. Close to schools, parks, shopping, and all amenities, this home checks all the boxes for comfortable family living!

Built in 1998

### Essential Information

MLS® #	E4459934
Price	\$440,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	921
Acres	0.00



Year Built	1998
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	89 Landsdowne Drive
Area	Spruce Grove
Subdivision	Lakewood_SPGR
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 3X5

### Amenities

Amenities	Deck, Detectors Smoke, Fire Pit, Front Porch, No Smoking Home, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioner-Window, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed September 29th, 2025

Days on Market 2

Zoning Zone 91

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