

## \$565,000 - 3 Fairway Drive, Spruce Grove

MLS® #E4418522

**\$565,000**

4 Bedroom, 3.00 Bathroom, 1,452 sqft

Single Family on 0.00 Acres

Stoneshire, Spruce Grove, AB

Charming 4 level split in desirable Stoneshire! With over 2,600 sq ft of living space, this bright home offers an exceptional combination of comfort and functionality. It's the perfect fit for families and entertainers alike. Entering this home, you will see a beautiful living room with floor to ceiling windows and a spacious dining room. The kitchen has been upgraded to include an island with eating bar & spacious pantry. The lower main floor has a cozy family room with new fireplace & ample built-in shelving. There is also a large bedroom/office, 3 piece bathroom, laundry room & access to the double attached garage. The 2nd floor features a large primary suite, with brand new walk in closet & 4 piece ensuite bathroom. There are two more sizeable bedrooms & 4 piece bathroom. The basement level is perfect for a games room, fitness room or flex space. The cherry on top? A peaceful, landscaped yard with deck & storage shed. Plus this well-maintained, upgraded home is only steps from the golf course!

Built in 1992

### Essential Information

MLS® # E4418522

Price \$565,000

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,452
Acres	0.00
Year Built	1992
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	3 Fairway Drive
Area	Spruce Grove
Subdivision	Stoneshire
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 3C9

### **Amenities**

Amenities	Air Conditioner, Deck, No Animal Home, No Smoking Home, Vaulted Ceiling
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Stone Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Golf Nearby, Landscaped, Playground Nearby,

	Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	January 18th, 2025
Days on Market	55
Zoning	Zone 91

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on March 13th, 2025 at 11:17pm MDT