

## \$449,900 - 22 Westridge Place, Spruce Grove

MLS® #E4434698

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,711 sqft

Single Family on 0.00 Acres

West Grove, Spruce Grove, AB

Feel at home the moment you walk in the door of this beautifully updated 2 storey in West Grove! Large front entry with plenty of space for everyone to take off boots & coats! Leads you right into the new kitchen with new appliances, pantry & the perfect breakfast nook. The dining area is a great space to host family & friends and is open to the large living room featuring a gas fireplace. Extra space on the main floor is the perfect home office or living room or exercise space or whatever else you can dream up! Upstairs has a large master bedroom with tons of furniture space. Updated 3pc ensuite & walk in closet! 2 more bedrooms are a great size! 4pc bath fully renovated as well! Basement is framed and ready to be finished! TWO GARAGES! Single attached garage with front driveway. Oversized double detached garage in back has 220v wiring and in floor heat! TOO MANY UPDATES TO LIST HERE! Large pie shaped yard gets tons of sun! Great location with easy access to shopping! some photos are virtually staged

Built in 1981

### Essential Information

MLS® # E4434698

Price \$449,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,711
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	22 Westridge Place
Area	Spruce Grove
Subdivision	West Grove
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 1S1

### Amenities

Amenities	Off Street Parking, Deck, Detectors Smoke, Front Porch, No Smoking Home, Vinyl Windows
Parking	220 Volt Wiring, Double Garage Detached, Heated, Insulated, Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Back Lane, Cul-De-Sac, Fenced, Flat Site, Landscaped, Level Land, Paved Lane, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 6th, 2025
Days on Market	9
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 May 15th, 2025 at 4:32am MDT