

\$554,900 - 26 Norwyck Way, Spruce Grove

\$554,900

Fenwyck, Spruce Grove, AB

Architectural elevation drawing of a two-story house with a garage and a dormer. The drawing includes detailed dimensions and material specifications for various components.

Dimensions and Specifications:

- Overall Dimensions:**
 - Overall Height: 22'-10 3/8" (6.84 m)
 - Overall Width: 35'-2 3/8" (10.41 m)
- Roof:**
 - Roof Pitch: 12/7 (Upper Dormer), 12/5 (Main Roof)
 - Material: UNVENTED ALUMINUM 5/16" MIN. THICK OR GREATER AS PER STANDARD IF SIDE FARD IS 1.2M OR LESS.
- Exterior Features:**
 - 4" SHADOW BOARD** (Horizontal trim above dormer)
 - BOARD & BATTENS** (Vertical siding on upper story)
 - 4" TRIM** (Horizontal trim below dormer)
 - VERTICAL SIDING** (Vertical siding on lower story)
 - FINISHED FLOOR** (Indicated at the base of the house)
 - UPPER FLR** (Indicated for the second floor)
 - 3" MIN. FROM FLOOR TO BOTTOM WINDOW SILL AS PER BYLAW** (Minimum clearance for upper floor windows)
 - 8" FASCIA** (Horizontal trim at the edge of the roof)
 - 7'-6" TOP OF WINDOW** (Height from finished floor to the top of the upper floor window)
 - BOARD & BATTENS** (Vertical siding on the lower story)
 - 4" TRIM** (Horizontal trim below the garage)
 - 18'0" x 8'0" GAR DOOR** (Garage door dimensions)
 - 1'-0"** (Height of the lower story window)
 - 1'-0"** (Height of the garage door)
 - 1'-0"** (Height of the lower story window)
 - 1'-0"** (Height of the garage door)
- Windows:**
 - Upper Floor Window: 78" x 60"
 - Lower Floor Window: 36" x 64"
- Other Details:**
 - PRE-CAST CONC. LANDING & STEPS** (Indicated at the base of the house)
 - 1'-0"** (Height of the lower story window)
 - 1'-0"** (Height of the garage door)

Built in 2025

Essential Information

MLS® #	E4443132
Price	\$554,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,900
Acres	0.00
Year Built	2025

Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	26 Norwyck Way
Area	Spruce Grove
Subdivision	Fenwyck
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 1Y1

Amenities

Amenities	Ceiling 9 ft., Closet Organizer
Parking	Double Garage Attached

Interior

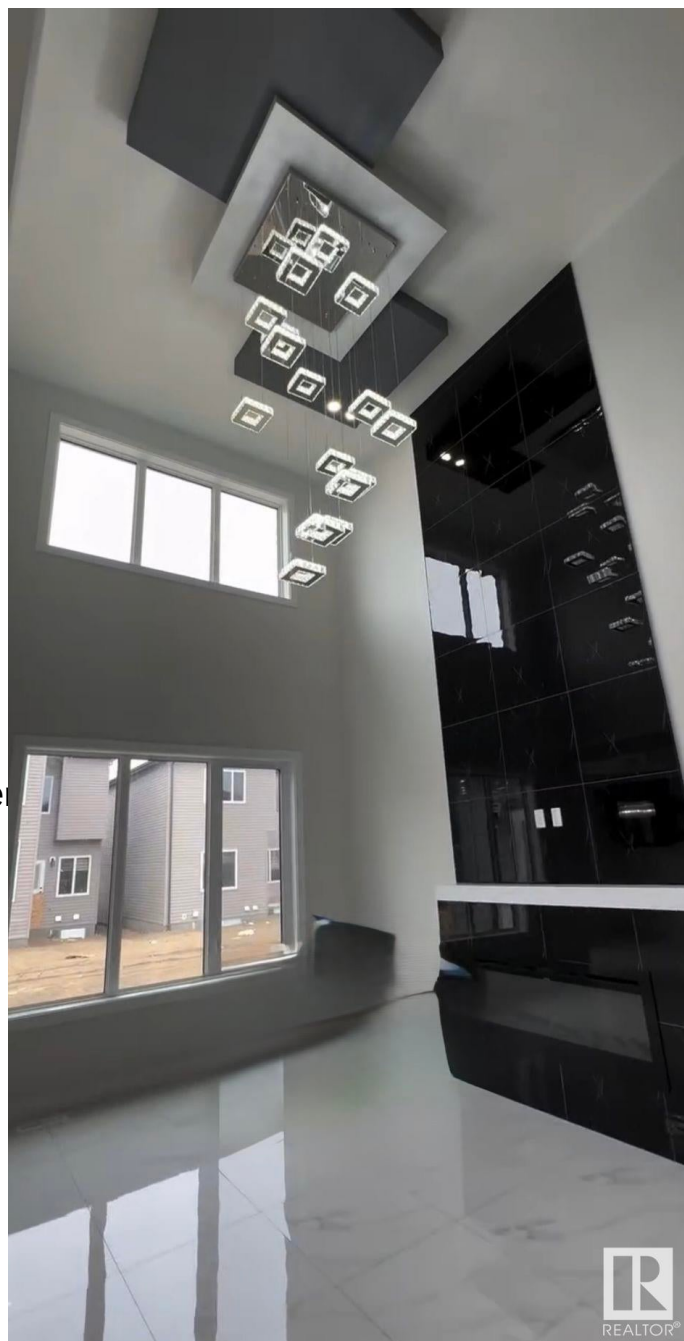
Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

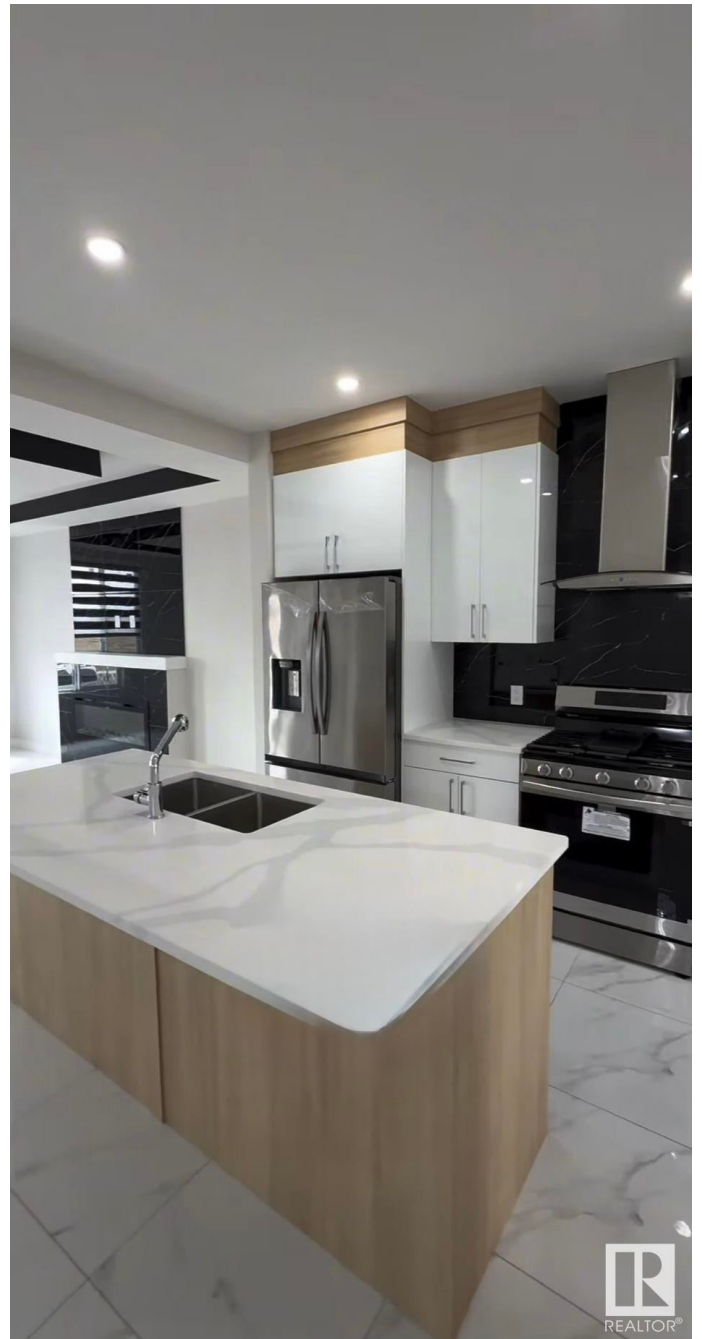
Additional Information

Date Listed	June 19th, 2025
Days on Market	44



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 August 2nd, 2025 at 7:47pm MDT