

## \$559,000 - 6 Treble Landing, Spruce Grove

MLS® #E4427355

**\$559,000**

3 Bedroom, 2.50 Bathroom, 1,646 sqft  
Single Family on 0.00 Acres

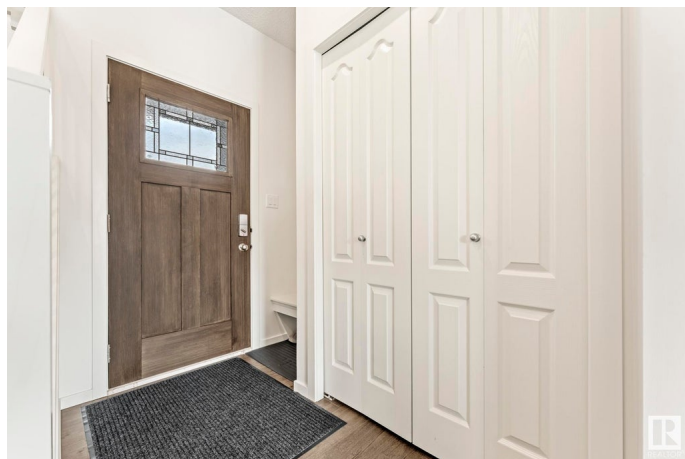
Tonewood, Spruce Grove, AB

Welcome to this beautiful practically new home only 15 minutes to Edmonton. You enter this home into an open-concept main floor that is bright and inviting, with large south facing windows that bathe the space with natural light. Upstairs features a cozy family room, perfect for entertaining or unwinding. As a bonus, the comfortable couch in the family room is included in the sale, making it move-in ready. The large primary suite boasts a stunning five-piece ensuite bath for ultimate relaxation and a fully custom Stor X closet. The garage has a separate entrance to the unfinished basement, perfect for an income suite or home based business! Step outside onto the large south facing composite deck and enjoy a private, fenced yard, ideal for summer gatherings. The double attached garage is heated, the home has central A/C, and custom blinds throughout. The icing on the cake, this home features soffit lights to show your stunning home all year long. This home truly has it all!

Built in 2021

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4427355  |
| Price    | \$559,000 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,646                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 6 Treble Landing |
| Area        | Spruce Grove     |
| Subdivision | Tonewood         |
| City        | Spruce Grove     |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T7X 0Z4          |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Off Street Parking, Air Conditioner, Deck, No Smoking Home |
| Parking   | Double Garage Attached                                     |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks, Garage Heater |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Asphalt, Wood   |
| Exterior Features | Fenced, Flat Site, Landscaped, Level Land, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Concrete, Asphalt, Wood   |

Foundation            Concrete Perimeter

### **School Information**

Elementary            Prescott Learning Centre

Middle                Greystone Centennial

High                    St. Thomas Aquinas

### **Additional Information**

Date Listed            March 25th, 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 April 3rd, 2025 at 2:17am MDT