

## \$684,998 - 46 Grassview Crescent, Spruce Grove

MLS® #E4412837

**\$684,998**

4 Bedroom, 3.00 Bathroom, 2,508 sqft

Single Family on 0.00 Acres

Tonewood, Spruce Grove, AB

This stunning 2,500+ sq.ft. home in Spruce Grove offers an ideal blend of luxury and functionality for modern family living. The attached double-car garage provides seamless entry into an inviting space, where an open-to-above living room with tall windows and a cozy fireplace welcomes you. A convenient main-floor bedroom with a full bathroom is perfect for guests or extended family. The heart of the home is its modern kitchen, flowing into a dining area and expansive deck, ideal for summer gatherings. Ascend the elegant oak staircase to a versatile bonus room, perfect for family entertainment, along with a private gym for health enthusiasts. The spacious primary suite offers a custom ensuite with a soaking tub, dual vanities, and a walk-in closet, while two additional bedrooms share a full bath. An upper balcony adds a peaceful retreat for morning coffee or evening relaxation. Every corner of this home has been thoughtfully designed, checking all the boxes for style, comfort, and convenience.

Built in 2024

### Essential Information

MLS® # E4412837

Price \$684,998



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,508
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	46 Grassview Crescent
Area	Spruce Grove
Subdivision	Tonewood
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 3G1

### Amenities

Amenities	Ceiling 9 ft., No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

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

**Additional Information**

Date Listed	November 6th, 2024
Days on Market	164
Zoning	Zone 91

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Listing information last updated on April 19th, 2025 at 1:02pm MDT