

## **\$569,900 - 17 Heron Crescent, Spruce Grove**

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MLS® #E4429263

**\$569,900**

3 Bedroom, 3.50 Bathroom, 2,049 sqft

Single Family on 0.00 Acres

Harvest Ridge, Spruce Grove, AB

Located in the family approved community of Harvest Ridge awaits a fully finished turn-key home thats perfect for a growing family. This meticulously kept 3 bed, 3.5 bath home exudes class and features vinyl plank flooring, upgraded s/s appliances, rich cabinetry with sleek granite countertops, main floor laundry, newer hot water tank, expansive 15x20' bonus room w/ fireplace, a generous primary bedroom with a deep soaker tub, dual sinks and a walk-in closet. Many of these upgrades have been within the last 5 years, not to mention the basement was recently developed and boasts a flexible open concept design that could be used for entertaining, a kids play room or a teenager lucky enough to have the basement to themselves. The location is ideal as your steps away from parks/playgrounds, walking trails, schools, public transit, the Tri Leisure Centre some of Spruce Groves major amenities. This home is sure to please and would make anyone proud to call it home.



Built in 2008

### **Essential Information**

MLS® #	E4429263
Price	\$569,900
Bedrooms	3
Bathrooms	3.50

Full Baths	3
Half Baths	1
Square Footage	2,049
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17 Heron Crescent
Area	Spruce Grove
Subdivision	Harvest Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0E9

### Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Corner Lot, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 4th, 2025
Days on Market	27
Zoning	Zone 91

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