

## \$399,900 - 25 Ashby Gardens, Spruce Grove

MLS® #E4440530

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,488 sqft

Single Family on 0.00 Acres

Aspen Glen, Spruce Grove, AB

Situated in a fantastic location, this beautiful half duplex home is close to schools, scenic walking trails, parks, restaurants, shopping, and more! Backing onto tranquil green space, this 3 bed, 2.5 bath home offers the perfect blend of comfort and convenience. The main floor welcomes you with a bright 2-storey foyer, open living room with corner fireplace, and a stylish kitchen with plenty of cabinetry, an extended eating bar, walk-in pantry, and breakfast nook. A mudroom and 2-piece bath complete the main level. Upstairs features a spacious primary bedroom with large windows, a walk-in closet, and a 3-piece ensuite, plus two additional bedrooms, a 4-piece main bath, and a versatile bonus room for family time or a home office. With thoughtful design and an unbeatable location, this home is a must-see!

Built in 2010

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4440530  |
| Price          | \$399,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,488     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2010          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 25 Ashby Gardens |
| Area        | Spruce Grove     |
| Subdivision | Aspen Glen       |
| City        | Spruce Grove     |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T7X 0K1          |

### Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | Air Conditioner, No Smoking Home |
| Parking   | Single Garage Attached           |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 12             |

## Zoning

## Zone 91

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Listing information last updated on June 16th, 2025 at 9:47pm MDT