

## \$469,900 - 49 Tilia Place, Spruce Grove

MLS® #E4452166

**\$469,900**

3 Bedroom, 2.50 Bathroom, 1,554 sqft

Single Family on 0.00 Acres

Tonewood, Spruce Grove, AB

Welcome to this stunning 2 storey in the beautiful community of Tonewood! The Tonewood community is filled with ponds, walkways, close to the Re/Max spray park, Jubilee park, and is home to a future school development. Built in 2023, this beautiful 2 storey is like new and offers a great floor plan with an open concept great room and kitchen with contemporary finishing and lighting package throughout. The sun filled kitchen offers a modern feel and features stainless appliances, white cabinets to compliment the beautiful quartz countertops and eat-up island. Upper level comes complete with a spacious bonus room perfect for a family area, large master bedroom with a 4-piece ensuite and walk-in closet. 2 additional great size bedrooms, laundry and a full 4 piece bath completes the upstairs. Home is set on a massive lot with a heated, detached double garage with back alley access, and room to park an RV! This is truly a wonderful home and is a must see!! HURRY.

Built in 2023

### Essential Information

MLS® # E4452166

Price \$469,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,554                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 49 Tilia Place |
| Area        | Spruce Grove   |
| Subdivision | Tonewood       |
| City        | Spruce Grove   |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7X 0Z3        |

### Amenities

|           |                                                       |
|-----------|-------------------------------------------------------|
| Amenities | Deck                                                  |
| Parking   | Double Garage Attached, Heated, Insulated, RV Parking |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, 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 | Back Lane, Landscaped, Playground Nearby |
| Roof              | Asphalt Shingles                         |
| Construction      | Wood, Vinyl                              |
| Foundation        | Concrete Perimeter                       |

**Additional Information**

Date Listed            August 9th, 2025  
Days on Market      11  
Zoning                 Zone 91

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