

# \$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

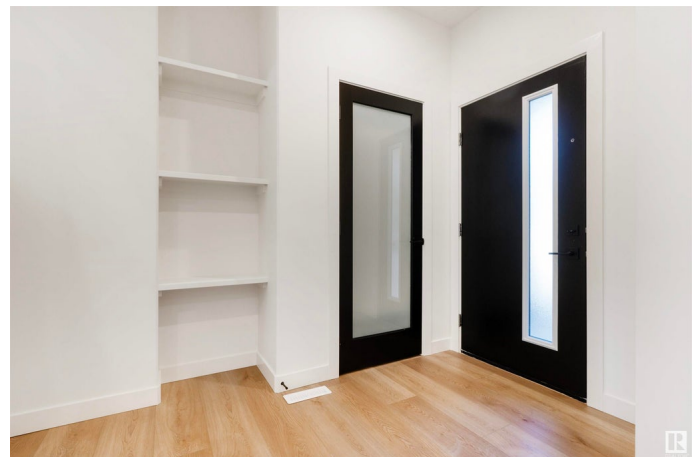
This stunning 2,500+ sq.ft. home in Spruce Grove offers an ideal blend of luxury and functionality for modern family living. The attached double-car garage provides seamless entry into an inviting space, where an open-to-above living room with tall windows and a cozy fireplace welcomes you. A convenient 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 | 173                |
| Zoning         | Zone 91            |

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Listing information last updated on April 28th, 2025 at 9:17am MDT