

## \$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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