

## **\$559,000 - 6 Treble Landing, Spruce Grove**

---

MLS® #E4427355

**\$559,000**

3 Bedroom, 2.50 Bathroom, 1,646 sqft

Single Family on 0.00 Acres

Tonewood, Spruce Grove, AB

Welcome to this beautiful practically new home only 15 minutes to Edmonton. You enter this home into an open-concept main floor that is bright and inviting, with large south facing windows that bathe the space with natural light. Upstairs features a cozy family room, perfect for entertaining or unwinding. As a bonus, the comfortable couch in the family room is included in the sale, making it move-in ready. The large primary suite boasts a stunning five-piece ensuite bath for ultimate relaxation and a fully custom Stor X closet. The garage has a separate entrance to the unfinished basement, perfect for an income suite or home based business! Step outside onto the large south facing composite deck and enjoy a private, fenced yard, ideal for summer gatherings. The double attached garage is heated, the home has central A/C, and custom blinds throughout. The icing on the cake, this home features soffit lights to show your stunning home all year long. This home truly has it all!



Built in 2021

### **Essential Information**

MLS® #                    E4427355

Price                      \$559,000

Bedrooms                3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,646
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	6 Treble Landing
Area	Spruce Grove
Subdivision	Tonewood
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0Z4

### **Amenities**

Amenities	Off Street Parking, Air Conditioner, Deck, No Smoking Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Concrete, Asphalt, Wood
Exterior Features	Fenced, Flat Site, Landscaped, Level Land, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Concrete, Asphalt, Wood

Foundation Concrete Perimeter

### **School Information**

Elementary Prescott Learning Centre

Middle Greystone Centennial

High St. Thomas Aquinas

### **Additional Information**

Date Listed March 25th, 2025

Days on Market 13

Zoning Zone 91

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 7th, 2025 at 6:47pm MDT