

## \$844,900 - 73 Ashbury Crescent, Spruce Grove

MLS® #E4448089

**\$844,900**

4 Bedroom, 3.00 Bathroom, 2,903 sqft

Single Family on 0.00 Acres

Jesperdale, Spruce Grove, AB

**QUICK POSSESSION!** Step inside this beautiful 4 BED, 3 FULL BATH home with TRIPLE ATTACHED GARAGE on a CORNER LOT across from GREEN SPACE and you will be blown away by the VAULTED CEILING and INCREDIBLE FINISHES! The main floor is OPEN CONCEPT. A lovely kitchen with QUARTZ COUNTERS, HIGH-END SS APPLIANCES, massive island, GAS RANGE and WET BAR, flowing seamlessly into dining and living room, with COFFERED CEILING, beauty CHANDELIERS, rock feature wall and electric fireplace. TONS OF WINDOWS - with ELECTRIC BLINDS - fill the home with light. A FULL BATH and MAIN FLOOR BEDROOM, mud room and walk-through pantry complete this level. Upstairs, the BONUS ROOM is open to below with glass railing. The generous primary bedroom has a MASSIVE WALK-IN CLOSET and an STUNNING 5PC ENSUITE BATH with a soaker tub and shower with gorgeous tile! 2 more bedrooms with large closets share a full bathroom. Upper floor LAUNDRY ROOM with sink. A SIDE ENTRANCE TO BASEMENT, hot water on demand, vinyl plank floors, and home warranty!



Built in 2024

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4448089               |
| Price          | \$844,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,903                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 73 Ashbury Crescent |
| Area        | Spruce Grove        |
| Subdivision | Jesperdale          |
| City        | Spruce Grove        |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7X 3C6             |

### Amenities

|                |                                                                                                                      |
|----------------|----------------------------------------------------------------------------------------------------------------------|
| Amenities      | Closet Organizers, Deck, Hot Water Tankless, No Smoking Home, Parking-Extra, Vaulted Ceiling, Vinyl Windows, Wet Bar |
| Parking Spaces | 7                                                                                                                    |
| Parking        | Triple Garage Attached                                                                                               |

### Interior

|                   |                                                                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Wine/Beverage Cooler, See Remarks, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                                |
| Fireplaces        | Wall Mount                                                                                                                                                                                         |
| Stories           | 2                                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                                |
| Basement          | Full, Unfinished                                                                                                                                                                                   |

**Exterior**

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                            |
| Exterior Features | Corner Lot, Fenced, Flat Site, Golf Nearby, Playground Nearby |
| Roof              | Asphalt Shingles                                              |
| Construction      | Wood, Stone, Vinyl                                            |
| Foundation        | Concrete Perimeter                                            |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 54              |
| Zoning         | Zone 91         |

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Listing information last updated on September 8th, 2025 at 6:32am MDT