

# \$469,500 - 3 Eton Link, Spruce Grove

MLS® #E4453831

**\$469,500**

3 Bedroom, 2.50 Bathroom, 1,626 sqft  
Single Family on 0.00 Acres

Easton, Spruce Grove, AB

Live the lifestyle you’ve been dreaming of in this brand-new Impact Home with a SEPARATE ENTRANCE and oversized 22' x 24' DETACHED GARAGE! Designed for modern living, you'll find 9' ceilings on both the main floor and basement, and a stylish open-concept layout. The kitchen features quartz counters, ceramic tile backsplash, stainless steel appliances, and beautiful cabinetry—all flowing into a bright living and dining area. A convenient half bath completes the main level. Upstairs, retreat to the spacious primary suite with walk-in closet and spa-like 5-piece ensuite. Two more bedrooms, a full bath, and laundry complete the upper floor. Expertly crafted and backed by the Alberta New Home Warranty Program.  
\*Some photos are virtually staged\*



Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453831  |
| Price          | \$469,500 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,626     |
| Acres          | 0.00      |

|            |                        |
|------------|------------------------|
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |              |
|-------------|--------------|
| Address     | 3 Eton Link  |
| Area        | Spruce Grove |
| Subdivision | Easton       |
| City        | Spruce Grove |
| County      | ALBERTA      |
| Province    | AB           |
| Postal Code | T7X 4B7      |

### Amenities

|           |                                                                                                                                         |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Smart/Program. Thermostat, Vinyl Windows, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached                                                                                                                  |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                      |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                             |
| Stories           | 2                                                                     |
| Has Basement      | Yes                                                                   |
| Basement          | Full, Unfinished                                                      |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior          | Wood, Vinyl                                   |
| Exterior Features | Back Lane, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                              |
| Construction      | Wood, Vinyl                                   |
| Foundation        | Concrete Perimeter                            |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 20                |

## 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 September 9th, 2025 at 2:47pm MDT