

## \$474,900 - 9 Ashgrove Drive, Spruce Grove

MLS® #E4456328

**\$474,900**

5 Bedroom, 3.00 Bathroom, 1,413 sqft

Single Family on 0.00 Acres

Aspen Glen, Spruce Grove, AB

With 5 bedrooms & 3 full bathrooms, there's room for everyone! Step inside this sunny bi-level to a spacious entry that flows effortlessly to both the upper & lower floors. The airy, open concept living space features vaulted ceilings, a skylight, large picture windows & living room with a cozy gas fireplace. The kitchen is perfect for entertaining with its maple cabinetry, deep pot drawers, corner pantry, eating bar, garburator & bright dining area. The primary suite offers a true retreat with a walk-in closet, large windows & a 4-piece ensuite complete with a corner soaker tub and separate shower. The lower level is fully finished with a brand new boiler & in-floor heating system, a spacious family room, 2 bedrooms, a full bath & laundry/utility room. Outside, the yard is fully landscaped & fenced, perfect for kids, pets, or family gatherings. The cherry on top of this lovely home is the oversized 25' x 24' double attached garage! Comfort, function and style await you! Welcome home to Aspen Glen!

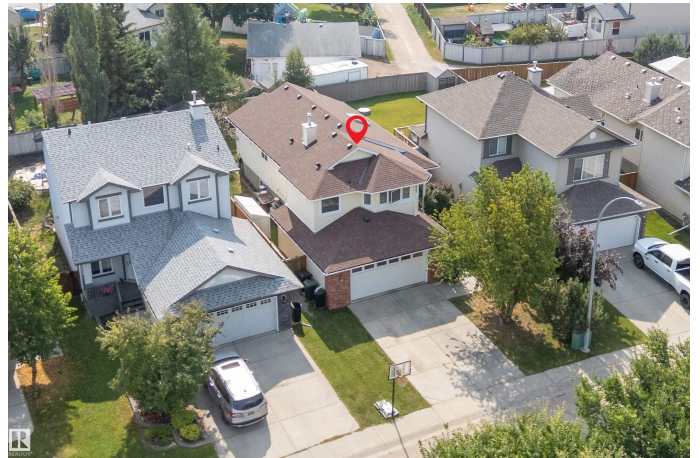
Built in 2006

### Essential Information

MLS® # E4456328

Price \$474,900

Bedrooms 5



Bathrooms	3.00
Full Baths	3
Square Footage	1,413
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	9 Ashgrove Drive
Area	Spruce Grove
Subdivision	Aspen Glen
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4R5

### **Amenities**

Amenities	Hot Water Tankless, No Animal Home, No Smoking Home, Vaulted Ceiling, Vacuum System-Roughed-In
Parking Spaces	2
Parking	Double Garage Attached, Insulated, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 5th, 2025
Days on Market	3
Zoning	Zone 91

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Listing information last updated on September 8th, 2025 at 10:17am MDT