

## \$569,800 - 34 Ashbury Crescent, Spruce Grove

MLS® #E4448240

**\$569,800**

4 Bedroom, 2.50 Bathroom, 2,207 sqft

Single Family on 0.00 Acres

Jesperdale, Spruce Grove, AB

UPGRADED HOME IN THE COMMUNITY OF JESPERDALE! This home boasts 2206 sq/ft with 4 bedrooms, 2.5 full baths, bonus room & 9ft ceilings on all three levels. Main floor offers vinyl plank flooring, bedroom/den, family room with 18ft ceiling, fireplace. Kitchen, with modern high cabinetry, quartz countertops, island, stainless steel appliances & walk-through pantry, is made for cooking family meals and entertaining. Spacious dining area with ample sunlight is perfect for get togethers. The half bath finishes the main level. Walk up stairs to master bedroom with 5 piece ensuite/spacious walk in closet, 2 bedrooms, full bath, laundry and bonus room. Unfinished basement with separate entrance and roughed in bathroom is waiting for creative ideas. Public transit to Edmonton, & more than 40 km of trails, your dream home home awaits. Includes:DECK/TRIPLE PANE WINDOWS/ WIRELESS SPEAKERS/ GAS HOOKUP ON DECK

Built in 2024

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4448240  |
| Price     | \$569,800 |
| Bedrooms  | 4         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,207                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 34 Ashbury Crescent |
| Area        | Spruce Grove        |
| Subdivision | Jesperdale          |
| City        | Spruce Grove        |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7X 3C6             |

### Amenities

|                |                                                                                                                                                           |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                                                         |
| Parking        | Double Garage Attached                                                                                                                                    |

### Interior

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

### Exterior

|          |                          |
|----------|--------------------------|
| Exterior | Wood, Composition, Vinyl |
|----------|--------------------------|

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior Features | Golf Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                   |
| Construction      | Wood, Composition, Vinyl                                                           |
| Foundation        | Concrete Perimeter                                                                 |

**Additional Information**

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

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Listing information last updated on August 1st, 2025 at 4:02am MDT