

# \$795,000 - 73 Ashbury Crescent, Spruce Grove

---

MLS® #E4423391

**\$795,000**

4 Bedroom, 3.00 Bathroom, 2,938 sqft

Single Family on 0.00 Acres

Jesperdale, Spruce Grove, AB

CORNER LOT!!! Step into this spacious and inviting residence, featuring a triple car garage that offers ample space for your vehicles and storage needs. The open-to-below living area creates a bright and airy ambiance, perfect for entertaining or relaxing with family. The versatile main floor den can easily serve as a bedroom, complemented by a full bath for added convenience. The well-appointed kitchen includes a generous pantry, making meal prep a breeze. Head upstairs to discover a delightful bonus room, ideal for a home theater or play area. The primary bedroom is a true retreat, boasting a luxurious 5-piece ensuite and a large walk-in closet. Two additional bedrooms on this level share a convenient common bath, while a dedicated laundry room adds to the home's functionality. The side entrance provides easy access to the unfinished basement, offering endless potential for customization and additional living space. Don't miss out on this beautifully designed home that combines style and practicality!



Built in 2024

## Essential Information

MLS® #                    E4423391

Price                        \$795,000

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,938
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	Ceiling 9 ft., No Animal Home, No Smoking Home
Parking	Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed February 28th, 2025

Days on Market 35

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 4th, 2025 at 6:32pm MDT