

## \$450,000 - 17 Eton Link, Spruce Grove

MLS® #E4435982

**\$450,000**

3 Bedroom, 2.50 Bathroom, 1,434 sqft

Single Family on 0.00 Acres

Easton, Spruce Grove, AB

Welcome to this thoughtfully designed 2-storey home with a double detached garage, where the builder's attention to detail is evident in every feature. Perfectly located for a quick and easy commute to the city, this home offers a south-facing backyard that fills the space with natural light. The main floor boasts a bright, open-concept layout with an inviting electric fireplace, a spacious dining area, and a stylish kitchen complete with a pantry, island, and breakfast bar. A mudroom, 2pc powder room, and side entrance add convenience and future potential. Upstairs, the primary suite offers a walk-in closet and 4-piece ensuite, while two additional bedrooms share a full bath. The upper-level laundry makes everyday living easier. This home is the perfect blend of comfort, style, and location—ready for your next chapter. \*Photos are representative\*

Built in 2025

### Essential Information

MLS® #	E4435982
Price	\$450,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,434



Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	17 Eton Link
Area	Spruce Grove
Subdivision	Easton
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4B7

### **Amenities**

Amenities	No Animal Home, No Smoking Home, Vinyl Windows
Parking	Double Garage Detached, Parking Pad Cement/Paved

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 12th, 2025
-------------	----------------

Days on Market 36

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 June 17th, 2025 at 6:02am MDT