

## \$540,000 - 9 Highlands Way, Spruce Grove

MLS® #E4430290

**\$540,000**

5 Bedroom, 3.50 Bathroom, 2,286 sqft

Single Family on 0.00 Acres

Heatherglenn, Spruce Grove, AB

Discover a truly exceptional home nestled on an expansive, private lot lined by mature trees. With many custom features throughout, this home was made for family living, with room to grow & memories waiting to be made. At its core is a chef-inspired kitchen featuring a statement island, extended breakfast bar & extensive cabinetry plus prep space, all seamlessly connected to the dining & living areas. Oversized windows frame views of the lush backyard which also offers a generous deck - your go-to spot for sunny afternoons and starry evenings. Upstairs, the thoughtful layout continues with a spacious bonus room with vaulted ceilings, 3 bedrooms incl. an inviting primary suite complete with a bright spa-like bath, dual vanities & a soaker tub. But that is not all! The basement offers 2 bedrooms, large rec room & 3 pce bathroom. Close to all amenities, schools, several parks & just 20 min from Edmonton. Homes like this don't come around often & this one is truly special!

Built in 2007

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4430290  |
| Price    | \$540,000 |
| Bedrooms | 5         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,286                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9 Highlands Way |
| Area        | Spruce Grove    |
| Subdivision | Heatherglen     |
| City        | Spruce Grove    |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T7X 0A6         |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Deck, 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, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

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

|                   |   |
|-------------------|---|
| Exterior Features | Backs Onto Park/Trees, Fenced, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |                   |
|------------|-------------------|
| Elementary | Millgrove School  |
| Middle     | Greystone School  |
| High       | Spruce Grove Comp |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 4                |
| Zoning         | Zone 91          |

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Listing information last updated on April 15th, 2025 at 4:47am MDT