

Courtesy Of Heather McLellan Of Exp Realty

## \$409,900 - 13 Fenwyck Boulevard, Spruce Grove

MLS® #E4428317

**\$409,900**

2 Bedroom, 3.50 Bathroom, 1,180 sqft

Single Family on 0.00 Acres

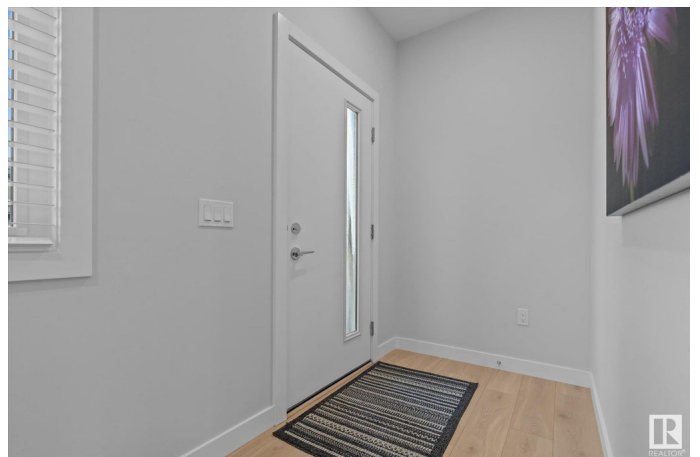
Fenwyck, Spruce Grove, AB

Welcome to Fenwyck! This duplex shows beautifully, is completely move-in ready and it feels brand new! The main floor has great flow with the open concept. The kitchen offers beautiful quartz countertops, shaker cabinets & stainless appliances and no shortage of storage! Upstairs offers 2 big bedrooms both with ensuites. Enjoy a fully developed basement with laundry, another bathroom, and family space. The sizeable backyard is fully fenced with a large deck, gas line for BBQing & double detached garage. Conveniently located on the east side of Spruce Grove for a quick commute into Edmonton.

Built in 2020

### Essential Information

MLS® #	E4428317
Price	\$409,900
Bedrooms	2
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,180
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Half Duplex



Style 2 Storey  
Status Active

### Community Information

Address 13 Fenwyck Boulevard  
Area Spruce Grove  
Subdivision Fenwyck  
City Spruce Grove  
County ALBERTA  
Province AB  
Postal Code T7X 0Y9

### Amenities

Amenities Ceiling 9 ft., Patio  
Parking Double Garage Detached

### Interior

Interior Features ensuite bathroom  
Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings  
Heating Forced Air-1, Natural Gas  
Stories 3  
Has Basement Yes  
Basement Full, Finished

### Exterior

Exterior Wood, Stone, Vinyl  
Exterior Features Back Lane, Fenced, Golf Nearby, Picnic Area, Playground Nearby, Schools, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed March 31st, 2025  
Days on Market 4  
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 3:47pm MDT