

## **\$389,900 - 35 Ashby Gardens, Spruce Grove**

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MLS® #E4431268

### **\$389,900**

3 Bedroom, 2.50 Bathroom, 1,571 sqft  
Single Family on 0.00 Acres

Aspen Glen, Spruce Grove, AB

MASSIVE 8000sq ft LOT with endless potential! This bright and open-concept home offers 3 spacious bedrooms and 2.5 bathrooms, perfect for families or entertaining guests. Natural light floods the living areas, highlighting the modern layout and seamless flow between the kitchen, dining, and living spaces. The renovated kitchen with NEW Appliances, backsplash and countertops creates a beautiful modern feel. Upstairs is your UPSTAIRS LAUNDRY and 3 large bedrooms with an ensuite bathroom and another full bathroom. The expansive backyard provides ample room for gardening and plenty of space for the kids to play. Located in a desirable neighborhood, close to schools, parks, and amenities. A rare find with space to grow – don't miss out!



Built in 2010

### **Essential Information**

MLS® #	E4431268
Price	\$389,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,571
Acres	0.00

Year Built	2010
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	35 Ashby Gardens
Area	Spruce Grove
Subdivision	Aspen Glen
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0K1

### **Amenities**

Amenities	Air Conditioner, No Smoking Home
Parking	Single Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 17th, 2025

Days on Market 12

Zoning Zone 91

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