

## \$489,900 - 1 Tribute Common, Spruce Grove

MLS® #E4421002

**\$489,900**

3 Bedroom, 2.50 Bathroom, 1,723 sqft

Single Family on 0.00 Acres

Tonewood, Spruce Grove, AB

Stunning 1723 SQ FT 2 storey with a floor plan that must be seen to be appreciated. Upon entering, the living room feat soaring 11 ft ceilings & luxury vinyl plank flooring throughout. A few steps up, & your in the spacious dining room which feat iron wrought railings & the chefs dream stunning white shaker cabinetry which are complemented by pendant lighting, quartz counter tops, subway tiled backsplash, and a full set of stainless steel appliances. Upper floor feat the spacious master bedroom with 3 piece ensuite. 2 additional generous sized bedrooms & the laundry room round out the upper floor. Additional upgrades include: separate entrance, gas line to the deck, tons of windows allowing for an abundance of natural light, 12 x 24 Euro Tile, electric fireplace, premium siding & stone exterior, soaring 11 ft basement ceilings, upgraded lighting & plumbing packages.

Built in 2024

### Essential Information

MLS® #	E4421002
Price	\$489,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,723
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1 Tribute Common
Area	Spruce Grove
Subdivision	Tonewood
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0A7

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, See Remarks
Parking	Parking Pad Cement/Paved

### Interior

Appliances	Dishwasher-Built-In, Garage Opener, Hood Fan, Refrigerator, Stove-Electric
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
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed February 10th, 2025

Days on Market 76

Zoning Zone 91

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