

# \$499,500 - 3 Eton Link, Spruce Grove

MLS® #E4434997

**\$499,500**

3 Bedroom, 2.50 Bathroom, 1,626 sqft  
Single Family on 0.00 Acres

Easton, Spruce Grove, AB

Live the lifestyle you’ve been dreaming of in this brand-new Impact home, featuring a SEPARATE ENTRANCE and 22' x 24' DETACHED GARAGE! Step inside to 9’ ceilings on both the main floor and basement, and an open-concept kitchen with quartz countertops, gorgeous cabinets, ceramic tile backsplash, and stainless steel appliances. The main level also features a bright, open living and dining area, along with a convenient half bath. Upstairs, unwind in the spacious primary suite with a walk-in closet and a luxurious 5-piece ensuite. Two additional bedrooms, an upstairs laundry room, and a stylish main bath complete the upper level. Built with expert craftsmanship and care, every Impact home is backed by the Alberta New Home Warranty Program. \*Home is under construction. Photos are not of the actual home. Some finishings may vary. Some Photos are virtually staged\*

Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4434997  |
| Price      | \$499,500 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,626                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |              |
|-------------|--------------|
| Address     | 3 Eton Link  |
| Area        | Spruce Grove |
| Subdivision | Easton       |
| City        | Spruce Grove |
| County      | ALBERTA      |
| Province    | AB           |
| Postal Code | T7X 4B7      |

### Amenities

|           |   |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Smart/Program. Thermostat, Vinyl Windows, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave 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 | Back Lane, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                              |
| Construction      | Wood, Vinyl                                   |
| Foundation        | Concrete Perimeter                            |

### Additional Information

Date Listed May 7th, 2025

Days on Market 40

Zoning Zone 91

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Listing information last updated on June 15th, 2025 at 11:02pm MDT