

# \$650,000 - 1 Kingsbury Circle, Spruce Grove

MLS® #E4454742

## \$650,000

2 Bedroom, 2.00 Bathroom, 1,511 sqft  
Single Family on 0.00 Acres

Kenton, Spruce Grove, AB

5 Things to Love About This Home 1) Charming Design – This brand-new bungalow offers a welcoming front porch, open-concept layout, and stylish electric fireplace. 2) Dream Kitchen – Featuring a spacious island with breakfast bar, corner pantry, and seamless flow into dining and living areas. 3) Main Floor Retreat – The primary bedroom includes a walk-in closet and spa-like 5pc ensuite, plus a second bedroom and full bath on the main. 4) Smart Functionality – Mudroom/laundry with garage access, garage floor drain, and a back door from garage to yard for convenience. 5) Fantastic Location – Situated on a very large corner lot, steps to mailbox access, and close to schools, shopping, and everyday amenities. \*Photos are representative\*



Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454742  |
| Price          | \$650,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,511     |
| Acres          | 0.00      |
| Year Built     | 2025      |

|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1 Kingsbury Circle |
| Area        | Spruce Grove       |
| Subdivision | Kenton             |
| City        | Spruce Grove       |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7X 0C9            |

### Amenities

|           |                                                                     |
|-----------|---------------------------------------------------------------------|
| Amenities | Exterior Walls- 2"x6", Front Porch, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                                              |

### Interior

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

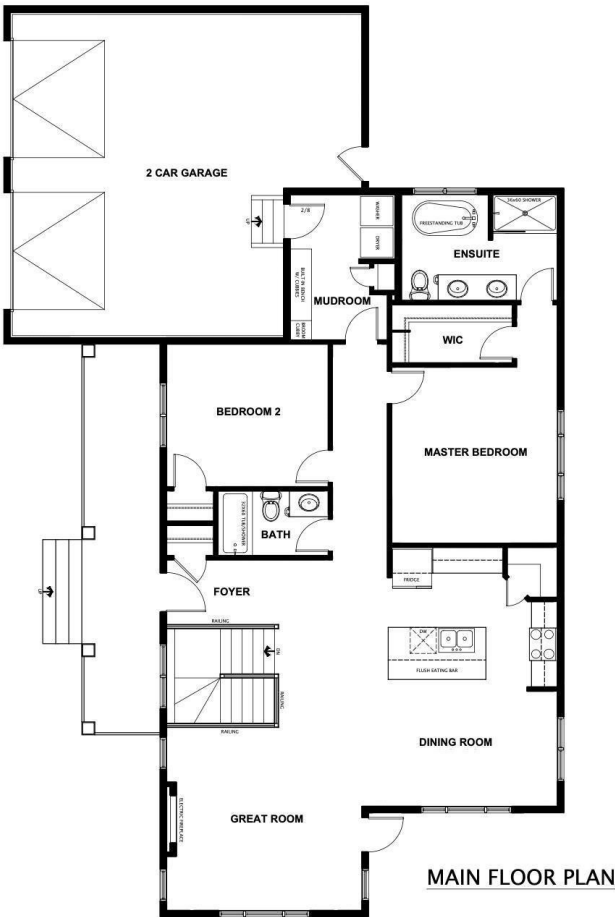
### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                           |
| Exterior Features | Corner Lot, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                      |
| Construction      | Wood, Vinyl                                                           |
| Foundation        | Concrete Perimeter                                                    |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 26th, 2025 |
|-------------|-------------------|

Days on Market 4  
Zoning Zone 91



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