

## \$749,998 - 30 Tilia Place, Spruce Grove

MLS® #E4458880

**\$749,998**

4 Bedroom, 3.00 Bathroom, 2,477 sqft

Single Family on 0.00 Acres

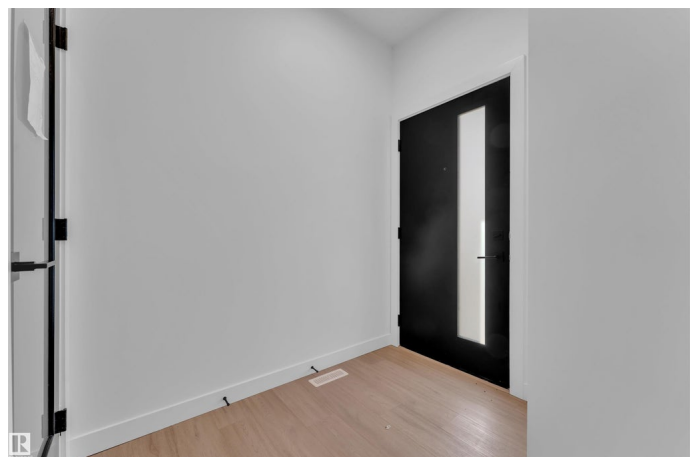
Tonewood, Spruce Grove, AB

WALKOUT || Double Car Garage || Stunning home with luxury and functionality for modern family living. Open-to-above living room with lot of windows, fireplace & beautiful feature wall. A convenient main-floor bedroom with a full bathroom is perfect for guests or extended family. The heart of the home is its modern kitchen, flowing into a dining area leading to balcony/deck, ideal for summer gatherings. Upstairs beautiful bonus room with fireplace & feature wall, perfect for family entertainment, along with a private office/gym. The spacious primary suite with stunning ceiling & wall design offers a custom ensuite with a soaking tub, dual vanities, and a walk-in closet & Balcony to soak the sun. Two additional bedrooms share a full bath. Every corner of this home has been thoughtfully designed, checking all the boxes for style, comfort, luxury and convenience.

Built in 2024

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4458880  |
| Price          | \$749,998 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,477     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2024                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 30 Tilia Place |
| Area        | Spruce Grove   |
| Subdivision | Tonewood       |
| City        | Spruce Grove   |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7X 0Z3        |

### Amenities

|           |                                                |
|-----------|------------------------------------------------|
| Amenities | Ceiling 9 ft., No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                         |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| 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, See Remarks |
| Roof              | Asphalt Shingles                                         |
| Construction      | Wood, Vinyl                                              |
| Foundation        | Concrete Perimeter                                       |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 22nd, 2025 |
| Days on Market | 22                   |
| Zoning         | Zone 91              |

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Listing information last updated on October 14th, 2025 at 8:02am MDT