

## \$689,000 - 26 Grafton Way, Spruce Grove

MLS® #E4429227

**\$689,000**

4 Bedroom, 4.00 Bathroom, 2,700 sqft

Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

Welcome to a brand-new FULLY CUSTOM UPGRADED showstopper in Spruce Grove with 2700 sqft of living space with 4 Bedrooms and 4 Full bathrooms. Sitting on a Regular lot this house features TWO MASTER BEDROOMS which is very rare to find. The heart of the home is OPEN TO BELOW LIVING ROOM which is filled with natural light and anchored by a striking feature wall with fireplace. The modern extended kitchen with upgraded finishes, sleek cabinetry, and a walk-in pantry. The main floor also offers DEN AND A FULL BATHROOM. Upstairs, the bonus room is a standout space with a feature wall and a lighted indent ceiling that brings an extra layer of charm. The primary bedroom is a true retreat, featuring its own lighted ceiling detail and a spa-inspired 5-piece ensuite. There are three more bedrooms—ONE WITH ITS OWN PRIVATE ENSUITE—plus another full JACK AND JILL bathroom. The upper floor includes a laundry room with ample cabinetry and a sink. Basement has SEPARATE ENTRANCE for future in law Suit.



Built in 2024

### Essential Information

MLS® # E4429227

Price \$689,000

|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,700                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 26 Grafton Way |
| Area        | Spruce Grove   |
| Subdivision | Greenbury      |
| City        | Spruce Grove   |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7X 2W2        |

### Amenities

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

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom                        |
| Appliances        | Garage Opener, Builder Appliance Credit |
| Heating           | Forced Air-1, Natural Gas               |
| Fireplace         | Yes                                     |
| Fireplaces        | Insert                                  |
| 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    | April 4th, 2025 |
| Days on Market | 14              |
| Zoning         | Zone 91         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 18th, 2025 at 7:02am MDT