

## \$560,000 - 26 Ashbury Crescent, Spruce Grove

MLS® #E4429769

**\$560,000**

3 Bedroom, 2.50 Bathroom, 1,223 sqft

Single Family on 0.00 Acres

Jesperdale, Spruce Grove, AB

Dynamic design, charming finishes & FULLY DEVELOPED BASEMENT (2 bdrms/ large rec room/4pc bath/ample storage) makes this San Rufo built BUNGALOW a highly sought-after property. Boasting over 2300 sq ft of livable space, this brand new home is situated on a CORNER LOT, tucked away in Spruce Grove's newest thriving community of Jesperdale. Home is adorned with warm neutral tones throughout, iron spindled railing, contemporary lighting, luxury vinyl plank flooring & great open concept floor plan for comfort living. Main level owner's suite is complimented by luxurious private 5 pc ensuite (soaker tub/stand-a-lone shower/dual sinks) with walk-thru access to WIC & laundry room! PRICELESS! Dreamy kitchen showcasing upscale SS appliances, 2-toned cabinetry, center island, quartz countertops, mosaic tile backsplash & large pantry with shelving. Dble attached garage with convenient access to mudroom. Fantastically function design PLUS central A/C. Do not miss this opportunity to LOVE where you LIVE. MUST SEE HOME!



Built in 2024

### Essential Information

MLS® # E4429769

Price \$560,000

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,223                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 26 Ashbury Crescent |
| Area        | Spruce Grove        |
| Subdivision | Jesperdale          |
| City        | Spruce Grove        |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7X 3C6             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows, 9 ft. Basement Ceiling |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Front Drive Access   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |  |
|-------------------|--|
| Exterior Features | Corner Lot, Golf Nearby, No Back Lane, Not Fenced, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 23              |
| Zoning         | Zone 91         |

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Listing information last updated on May 2nd, 2025 at 3:32am MDT