

## \$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 41

Zoning Zone 91

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