

## \$410,000 - 8 Austin Crest, Spruce Grove

MLS® #E4445491

**\$410,000**

3 Bedroom, 2.50 Bathroom, 1,458 sqft

Single Family on 0.00 Acres

Aspen Glen, Spruce Grove, AB

Charming 1450 sq ft duplex featuring a single attached garage and a low-maintenance, fully fenced yardâ€”perfect for easy outdoor living. Enjoy the spacious back deck ideal for BBQs or relaxing in the sun. Inside, youâ€™™ll find 3 generously sized bedrooms with the master having a nice sized walkin closet. Plus a versatile den, perfect for a home office or playroom. The home offers 2.5 bathrooms and plenty of storage throughout. Featuring laundry upstairs for easy convenience. Freshly painted with new ceiling fans, this home feels bright and refreshed. The kitchen is equipped with newer appliances, making move-in a breeze. A fantastic opportunity for comfortable, modern living! Near Links Golf Course, schools and playgrounds.

Built in 2012

### Essential Information

MLS® #	E4445491
Price	\$410,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,458
Acres	0.00



Year Built	2012
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	8 Austin Crest
Area	Spruce Grove
Subdivision	Aspen Glen
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0N4

### Amenities

Amenities	Deck, Detectors Smoke
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby
Roof	Clay Tile
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 3rd, 2025
Days on Market	8

Zoning

Zone 91



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Listing information last updated on July 11th, 2025 at 2:47am MDT