

## \$575,000 - 1 Longview Crescent, Spruce Grove

MLS® #E4439318

**\$575,000**

3 Bedroom, 3.00 Bathroom, 1,415 sqft

Single Family on 0.00 Acres

Stoneshire, Spruce Grove, AB

55+ bungalow half-duplex in Stoneshire! This charming home offers an open and inviting floor plan highlighted by large windows and tons of natural light. The sizeable front entrance leads to a cozy bedroom/den off to one side. To the other side, you will find a 3 piece bathroom, laundry room and access to the double attached garage. The spacious living room features a gas fireplace and beautiful hardwood flooring. The bright dining room leads out to the private deck and large backyard. The centrally located kitchen has stainless steel appliances and a corner pantry. Completing the main floor is a large primary bedroom with a 5 piece ensuite. The finished basement provides a large recreation room, an additional bedroom, another 3 piece bathroom and a massive storage room. Landscaping and snow removal are included in the HOA fees.

Built in 2005

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4439318  |
| Price          | \$575,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,415     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2005          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | Bungalow      |
| Status     | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1 Longview Crescent |
| Area        | Spruce Grove        |
| Subdivision | Stoneshire          |
| City        | Spruce Grove        |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7X 4R6             |

### Amenities

|           |                                                    |
|-----------|----------------------------------------------------|
| Amenities | Air Conditioner, Deck, Front Porch, No Animal Home |
| Parking   | Double Garage Attached                             |

### Interior

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

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                     |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                       |
| Construction      | Wood, Brick, Vinyl                                                     |
| Foundation        | Concrete Perimeter                                                     |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 64             |
| Zoning         | Zone 91        |
| HOA Fees       | 182            |
| HOA Fees Freq. | Monthly        |

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Listing information last updated on August 1st, 2025 at 5:17pm MDT