

# \$365,000 - 70 Heatherglen Crescent, Spruce Grove

MLS® #E4457033

**\$365,000**

4 Bedroom, 2.00 Bathroom, 883 sqft  
Single Family on 0.00 Acres

Heatherglen, Spruce Grove, AB

A perfect cozy family home in Heatherglen, close to parks, schools & shopping as well as walking distance to the Tri-Leisure. It offers a perfect blend of comfort and versatility featuring a welcoming front porch, the home includes two spacious bedrooms on the main floor and two additional bedrooms in the fully finished basement, accessible via a separate side door. A secondary kitchen in the basement adds versatility for multi-generational living space. The fully fenced backyard boasts a deck where you can fire up the BBQ and entertain.

Built in 1999

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4457033               |
| Price          | \$365,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 883                    |
| Acres          | 0.00                   |
| Year Built     | 1999                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |



## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 70 Heatherglen Crescent |
| Area        | Spruce Grove            |
| Subdivision | Heatherglen             |
| City        | Spruce Grove            |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T7X 3X5                 |

## Amenities

|           |                                                           |
|-----------|-----------------------------------------------------------|
| Amenities | Exterior Walls- 2"x6", Front Porch, Hot Water Natural Gas |
| Parking   | Front Drive Access                                        |

## Interior

|              |                                                                                                   |
|--------------|---------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Stove-Electric, Stove-Gas, Washer, Dishwasher-Two |
| Heating      | Forced Air-1, Natural Gas                                                                         |
| Stories      | 2                                                                                                 |
| Has Suite    | Yes                                                                                               |
| Has Basement | Yes                                                                                               |
| Basement     | Full, Finished                                                                                    |

## Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior          | Wood, Stucco                                     |
| Exterior Features | Fenced, Playground Nearby, Public Transportation |
| Roof              | Asphalt Shingles                                 |
| Construction      | Wood, Stucco                                     |
| Foundation        | Concrete Perimeter                               |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 12                   |
| 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 September 22nd, 2025 at 2:17am MDT