

## \$475,000 - 46 Heron Crescent, Spruce Grove

MLS® #E4465050

**\$475,000**

3 Bedroom, 2.50 Bathroom, 1,825 sqft

Single Family on 0.00 Acres

Harvest Ridge, Spruce Grove, AB

This impressive home has it all! Over 1,800 sq. ft. of living space, this home combines thoughtful design with quality finishes that will not disappoint. The main floor has hardwood floors and a open-concept living room features a stunning gas fireplace as a focal point, creating a warm and inviting atmosphere. The chef-inspired kitchen is sure to impress with rich dark cabinetry, black pearl granite countertops, undermount sink, tile backsplash, stainless steel appliances, and a walk-through galley-style pantry for added convenience. Enjoy easy access to your huge private rear deck and fenced yard, perfect for entertaining or relaxing outdoors with 2 sheds. The main floor also includes a half bath and a laundry room for everyday practicality. Upstairs, youâ€™ll find a bonus room, three generous bedrooms , the primary ensuite offering you a shower and a soaker tub and walk in closet. the double garage is heated with floor drain and hot/ cold taps. No disappointment here this home has pride of ownership!

Built in 2008

### Essential Information

MLS® # E4465050

Price \$475,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,825                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 46 Heron Crescent |
| Area        | Spruce Grove      |
| Subdivision | Harvest Ridge     |
| City        | Spruce Grove      |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T7X 0G1           |

### Amenities

|                |                                                                                                                                                                           |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Fire Pit, No Smoking Home, Parking-Extra, Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 4                                                                                                                                                                         |
| Parking        | Double Garage Attached, Heated, Insulated                                                                                                                                 |

### Interior

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

**Exterior**

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                    |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                               |
| Construction      | Wood, Vinyl                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                             |

**Additional Information**

|             |                    |
|-------------|--------------------|
| Date Listed | November 7th, 2025 |
| Zoning      | Zone 91            |

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