

\$399,900 - 25 Ashby Gardens, Spruce Grove

MLS® #E4440530

\$399,900

3 Bedroom, 2.50 Bathroom, 1,488 sqft

Single Family on 0.00 Acres

Aspen Glen, Spruce Grove, AB

Situated in a fantastic location, this beautiful half duplex home is close to schools, scenic walking trails, parks, restaurants, shopping, and more! Backing onto tranquil green space, this 3 bed, 2.5 bath home offers the perfect blend of comfort and convenience. The main floor welcomes you with a bright 2-storey foyer, open living room with corner fireplace, and a stylish kitchen with plenty of cabinetry, an extended eating bar, walk-in pantry, and breakfast nook. A mudroom and 2-piece bath complete the main level. Upstairs features a spacious primary bedroom with large windows, a walk-in closet, and a 3-piece ensuite, plus two additional bedrooms, a 4-piece main bath, and a versatile bonus room for family time or a home office. With thoughtful design and an unbeatable location, this home is a must-see!

Built in 2010

Essential Information

MLS® #	E4440530
Price	\$399,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,488
Acres	0.00



Year Built	2010
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	25 Ashby Gardens
Area	Spruce Grove
Subdivision	Aspen Glen
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0K1

Amenities

Amenities	Air Conditioner, No Smoking Home
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 5th, 2025
Days on Market	11

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 June 16th, 2025 at 1:18pm MDT