

## \$699,900 - 69 Linkside Boulevard, Spruce Grove

MLS® #E4440886

**\$699,900**

4 Bedroom, 3.00 Bathroom, 1,598 sqft

Single Family on 0.00 Acres

Linkside, Spruce Grove, AB

Amazing Custom built home in Linkside of Spruce Grove. Original Owners of this meticulously maintained home. As you enter you feel the warmth of this home in the open concept bungalow. Spacious LR and kitchen, newer appliances and gleaming HW floors with gas FP in LR, in floor heat in several zones on main floor. 2 good sized bedrooms, main floor laundry room and a bright office compliment the main floor. The lower level was professionally finished with 2 more bedrooms, full bathroom, another office space and a second gas FP, wet bar, and loads of storage space. Outside you will find one of the most beautiful yards on this large corner lot with, built in sprinkler system, front porch and good size back deck. Complete with OS double garage and loads of parking. Close to The Links Golf Course, abundance of walking trails, and easy access to YHT.

Built in 2008

### Essential Information

MLS® #	E4440886
Price	\$699,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,598



Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	69 Linkside Boulevard
Area	Spruce Grove
Subdivision	Linkside
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4A6

### **Amenities**

Amenities	Deck, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Wet Bar
Parking	Double Garage Attached, Insulated, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Corner Lot, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Not Fenced, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 6th, 2025

Days on Market                10

Zoning                            Zone 91

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