

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

MLS® #E4454168

**\$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 large island with eating bar, 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® #         | E4454168  |
| 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    | August 21st, 2025 |
| Days on Market | 27                |
| Zoning         | Zone 91           |
| HOA Fees       | 182               |
| HOA Fees Freq. | Monthly           |

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Listing information last updated on September 17th, 2025 at 12:17pm MDT