

Courtesy Of Andrea M Gough Of Method Realty

## **\$474,500 - 46 Matthew Road, Spruce Grove**

MLS® #E4462025

**\$474,500**

4 Bedroom, 2.00 Bathroom, 1,215 sqft  
Single Family on 0.00 Acres

Millgrove, Spruce Grove, AB

Walk directly from your backyard into the park!

This fantastic 4-bedroom home is fully finished and substantially renovated, ready to welcome its new owners. Very little of this home has been left untouched: NEW kitchen with island, stainless steel appliances and under cabinetry lighting, NEW 3rd level bath with tiled walk-in shower, ALL NEW carpet and vinyl flooring on 3 levels, and new baseboards and fresh paint throughout. An updated bath and three large bedrooms can be found on the upper level, including the master with walk-in closet. The fourth bedroom is on the family room level, with the fully-finished basement area offering additional living space or a 5th bedroom option. Other upgrades include a new roof (2019), new hot water tank (2021) and some new windows (2017). Backing onto Millgrove Park, you will love the location and what this property has to offer. Come take a look and spend Christmas 2025 in your new home!

Built in 1989

### **Essential Information**

MLS® #	E4462025
Price	\$474,500
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,215
Acres	0.00
Year Built	1989
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	46 Matthew Road
Area	Spruce Grove
Subdivision	Millgrove
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2R5

### **Amenities**

Amenities	Deck, Detectors Smoke
Parking	Double Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed            October 14th, 2025  
Days on Market        20  
Zoning                    Zone 91



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