

## \$540,000 - 9 Highlands Way, Spruce Grove

MLS® #E4430290

### \$540,000

5 Bedroom, 3.50 Bathroom, 2,286 sqft  
Single Family on 0.00 Acres

Heatherglenn, Spruce Grove, AB

Discover a truly exceptional home nestled on an expansive, private lot lined by mature trees. With many custom features throughout, this home was made for family living, with room to grow & memories waiting to be made. At its core is a chef-inspired kitchen featuring a statement island, extended breakfast bar & extensive cabinetry plus prep space, all seamlessly connected to the dining & living areas. Oversized windows frame views of the lush backyard which also offers a generous deck - your go-to spot for sunny afternoons and starry evenings. Upstairs, the thoughtful layout continues with a spacious bonus room with vaulted ceilings, 3 bedrooms incl. an inviting primary suite complete with a bright spa-like bath, dual vanities & a soaker tub. But that is not all! The basement offers 2 bedrooms, large rec room & 3 pce bathroom. Close to all amenities, schools, several parks & just 20 min from Edmonton. Homes like this donâ€™t come around often & this one is truly special!

Built in 2007

### Essential Information

MLS® #	E4430290
Price	\$540,000
Bedrooms	5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,286
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	9 Highlands Way
Area	Spruce Grove
Subdivision	Heatherglen
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0A6

### **Amenities**

Amenities	Deck, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
----------	-------------

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

### **School Information**

Elementary	Millgrove School
Middle	Greystone School
High	Spruce Grove Comp

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	10
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 April 21st, 2025 at 7:17pm MDT