

\$449,000 - 78 Austin Crest, Spruce Grove

MLS® #E4429071

\$449,000

4 Bedroom, 2.50 Bathroom, 1,539 sqft

Single Family on 0.00 Acres

Aspen Glen, Spruce Grove, AB

Welcome to this rare 4 Bedroom + Bonus Room Walkout Duplex with Separate Basement Entrance! This is the perfect affordable family home in a prime quiet neighbourhood! Your large front foyer leads you into the bright and open living space with Stainless Steel Appliances, Walk-In Pantry, Gas Fireplace, Large Windows and full-sized Dining Room! The staircase leads up to your bonus room with soaring high ceilings. Upstairs includes 3 bedrooms and 2 bathrooms including a great master with ensuite! Downstairs, find a huge Bedroom or living/office area, Laundry room with Sink, and tons of storage. Your sunny West-Facing yard backs onto a path and has a concrete patio, upper patio and is fully fenced. All of this - located in a quiet cul-de-sac with no thru road. Welcome home!

Built in 2012

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4429071 |
| Price | \$449,000 |
| Bedrooms | 4 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,539 |



| | |
|------------|---------------|
| Acres | 0.00 |
| Year Built | 2012 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 78 Austin Crest |
| Area | Spruce Grove |
| Subdivision | Aspen Glen |
| City | Spruce Grove |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7X 0N4 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Deck, Walkout Basement |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Corner |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Low Maintenance Landscape |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|----------------------------|
| Elementary | Parkland Village,Brookwood |
| Middle | Greystone Cent,Woodhaven |
| High | Spruce Grove Composite |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 4th, 2025 |
| Days on Market | 15 |
| Zoning | Zone 91 |

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Listing information last updated on April 19th, 2025 at 9:17pm MDT