

# \$449,000 - 15 Eton Link, Spruce Grove

MLS® #E4434540

**\$449,000**

3 Bedroom, 2.50 Bathroom, 1,708 sqft  
Single Family on 0.00 Acres

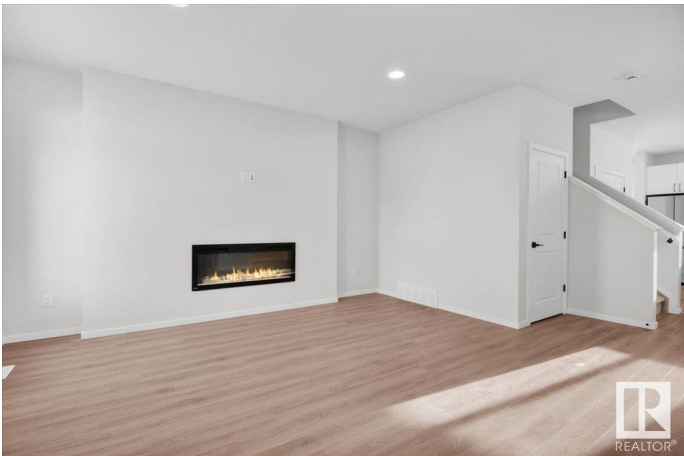
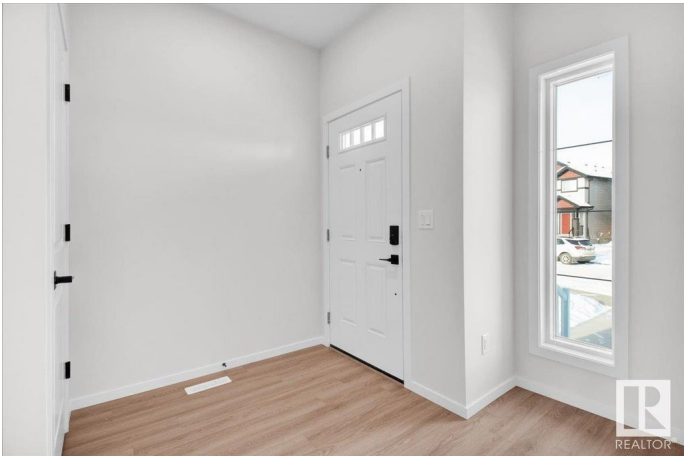
Easton, Spruce Grove, AB

This beautiful 2-storey home in Spruce Grove offers a bright, open-concept main floor with vinyl plank flooring and triple pane vinyl windows throughout. The living room provides a cozy electric fireplace. The spacious kitchen comes equipped with all appliances, and a convenient 2-pc bath is tucked nearby. At the back door, there is a functional mudroom with a bench and cubbies. Upstairs, you'll find a versatile bonus room, 2 bedrooms, a 4-pc bath, and a laundry area. The primary bedroom features a 5-pc ensuite with dual sinks and a large walk-in closet. Enjoy the convenience of a separate side entrance to the basement. Where comfort meets convenience - this newly built home has it all!  
\*Photos are representative\*

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4434540  |
| Price          | \$449,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,708     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### **Community Information**

|             |              |
|-------------|--------------|
| Address     | 15 Eton Link |
| Area        | Spruce Grove |
| Subdivision | Easton       |
| City        | Spruce Grove |
| County      | ALBERTA      |
| Province    | AB           |
| Postal Code | T7X 4B7      |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | Parking Pad Cement/Paved   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Insert  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|             |               |
|-------------|---------------|
| Date Listed | May 5th, 2025 |
|-------------|---------------|

Days on Market 71

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 July 15th, 2025 at 12:02pm MDT