

\$449,000 - 62 Landsdowne Drive, Spruce Grove

MLS® #E4418553

\$449,000

5 Bedroom, 3.00 Bathroom, 1,214 sqft
Single Family on 0.00 Acres

Lakewood_SPGR, Spruce Grove, AB

This beautifully crafted bi-level home, 5 bedroom, making it an ideal choice for families seeking separate entrance to lower level. The main floor features 3 inviting bedrooms, new vinyl plank flooring & paint on main floor. Primary suite includes an ensuite bathroom complete with a shower. The main level also offers a new stove & dishwasher, a well-appointed 4PC bathroom, Descend to the freshly painted lower level, where you'll find two bedrooms and another 4PC bathroom, thoughtfully designed with roughed-in plumbing and electrical, awaiting for the installation of a kitchen. Think about the exciting possibility of creating a cozy mother-in-law suite or a Dayhome. Comfort is a priority in this home, as it is equipped with two efficient furnaces that ensure each level remains warm & cozy, sheltered with 35 YR Shingles replaced in 2019. Nestled on a prime corner lot, this property offers seamless access to the Landsdowne Park playground just across the street, with the zoning designation of RE2.

Built in 1999

Essential Information

MLS® #	E4418553
Price	\$449,000



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,214
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	62 Landsdowne Drive
Area	Spruce Grove
Subdivision	Lakewood_SPGR
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 3Z7

Amenities

Amenities	Walk-up Basement, See Remarks, 9 ft. Basement Ceiling
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Playground Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed January 19th, 2025

Days on Market 55

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 March 15th, 2025 at 12:17am MDT