

# \$448,000 - 54 Austin Court, Spruce Grove

MLS® #E4441810

**\$448,000**

3 Bedroom, 3.00 Bathroom, 1,425 sqft  
Single Family on 0.00 Acres

Aspen Glen, Spruce Grove, AB

Welcome to this beautifully maintained duplex in the sought-after community of Aspen Glen, Spruce Grove! Nestled in a quiet cul-de-sac, this home backs onto a serene lake, offering breathtaking views and direct access to scenic walking trails and a nearby golf course. This spacious property features 3 bedrooms upstairs, a bright open-concept kitchen perfect for entertaining, and a cozy living space filled with natural light. The walk-out basement adds incredible versatility with a wet bar, ideal for hosting or relaxing evenings at home. Complete with a single car garage and thoughtfully designed layout, this home combines comfort, convenience, and a prime location. Whether you're enjoying peaceful lake views from your backyard or hitting the trails just steps away, this home offers the perfect balance of nature and neighborhood living. Don't miss your chance to own a piece of Aspen Glen!



Built in 2013

## Essential Information

MLS® #	E4441810
Price	\$448,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2

Half Baths	2
Square Footage	1,425
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	54 Austin Court
Area	Spruce Grove
Subdivision	Aspen Glen
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0N4

### Amenities

Amenities	Bar, Deck, Detectors Smoke, No Smoking Home, Vinyl Windows, Walkout Basement, Wet Bar
Parking	Single Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds, Wet Bar
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Lake, Cul-De-Sac, Fenced, Golf Nearby, Lake Access Property, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Lake
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 11th, 2025
Days on Market	5
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 June 15th, 2025 at 10:17pm MDT