Courtesy Of Kassy Draper Of The Agency North Central Alberta

$434,000 - 37 Highlands Way, Spruce Grove

MLS® #E4448227

$434,000
4 Bedroom, 2.50 Bathroom, 1,366 sqft
Single Family on 0.00 Acres

Heatherglen, Spruce Grove, AB

This beautifully maintained 3-bedroom, 2.5-bath two-storey offers comfort, style, and space for the whole family. Step into the spacious front foyer and feel instantly at home. The bright, open-concept kitchen and living area is perfect for entertaining, featuring an island with breakfast bar, corner pantry, sleek electric fireplace, and patio doors that lead to a large deckâ€” blending indoor and outdoor living. The king-sized primary retreat boasts a walk-in closet, dedicated makeup/desk area, and private access to the 4-piece bath. Two additional bedrooms are perfect for kids, guests, or a home office. The finished basement offers a versatile family room and games/desk area, plus a 3-piece bath complete with a Jacuzzi tub for added luxury. There's even room to add a fourth bedroom if desired. Extras include A/C, main floor laundry, a fully fenced and landscaped backyard, and a heated double attached garage. Located near schools, shopping the Tri Leisure Centre, and major routes for a easy commute.

Built in 2004

Essential Information

MLS® #	E4448227
Price	$434,000

Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,366
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	37 Highlands Way
Area	Spruce Grove
Subdivision	Heatherglen
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4L4

Amenities

Amenities	Deck, Exterior Walls- 2"x6", See Remarks
Parking	Double Garage Attached

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 17th, 2025
Days on Market	17
Zoning	Zone 91

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORSÂ® 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 (REALTORÂ®, REALTORSÂ®) and/or the quality of services they provide (MLSÂ®, Multiple Listing ServiceÂ®)

Listing information last updated on August 3rd, 2025 at 10:17am MDT