

## \$615,000 - 41 Landon Crescent, Spruce Grove

MLS® #E4454352

**\$615,000**

5 Bedroom, 3.50 Bathroom, 2,360 sqft

Single Family on 0.00 Acres

Lakewood\_SPGR, Spruce Grove, AB

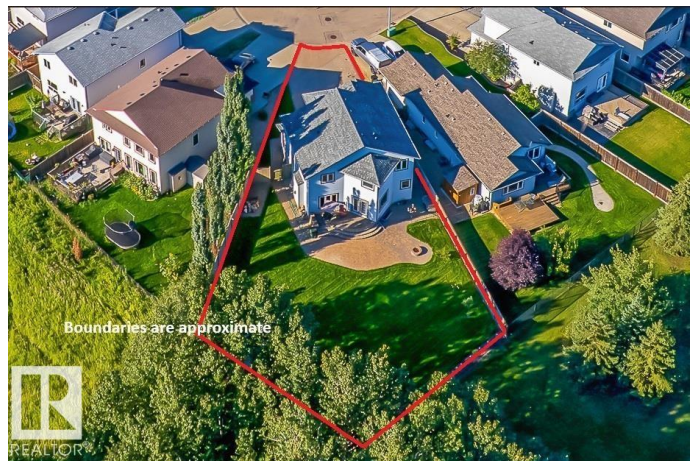
This spacious 2360 sqft air-conditioned home on a truly beautiful estate lot backing trees has no rear neighbors! The great floor plan includes a den with French doors, walk-through pantry with laundry, and 2-pce bath off the mud room. The roomy kitchen features a Jenn-Air gas stove with double oven, plenty of ceiling-height cabinets, and overlooks the living room with lovely fireplace. Garden doors lead to a gorgeous stone deck and patio with tranquil, natural views! Upstairs you'll find a large bonus room, 3 bedrooms, with the huge master suite featuring a lovely walk-in closet/dressing room and a 4-pce ensuite with separate w/c. A 5-pce family bathroom completes this level. The basement is mostly finished and has a 4-pce bath, 2 more bedrooms, huge family room, triple-thick laminate w/ extra foam insulation beneath. Recent updates: HWT (1 yr), shingles (3 yrs), fridge (2 yrs), washer (2 yrs), microwave (1 yr). Located in an ideal location near trails and parks, this is a super home to grow your family!

Built in 2008

### Essential Information

MLS® # E4454352

Price \$615,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,360                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 41 Landon Crescent |
| Area        | Spruce Grove       |
| Subdivision | Lakewood_SPGR      |
| City        | Spruce Grove       |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7X 0E4            |

### Amenities

|               |                                                                                                                                                                                                        |
|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Air Conditioner, Closet Organizers, Deck, Dog Run-Fenced In, Front Porch, Hot Water Natural Gas, Low Flw/Dual Flush Toilet, No Smoking Home, Smart/Program. Thermostat, Vaulted Ceiling, Vinyl Windows |
| Parking       | Double Garage Attached, Over Sized                                                                                                                                                                     |
| Is Waterfront | Yes                                                                                                                                                                                                    |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                        |
| Fireplace         | Yes                                                                                                                              |
| Fireplaces        | Mantel, Tile Surround                                                                                                            |
| Stories           | 2                                                                                                                                |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Full, Partially Finished                                                                                                         |

### Exterior

|                   |                                                                                                                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                                                                                                 |
| Exterior Features | Backs Onto Park/Trees, Corner Lot, Environmental Reserve, Fruit Trees/Shrubs, Landscaped, Level Land, No Back Lane, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Stream/Pond |
| Roof              | Asphalt Shingles                                                                                                                                                                                                                   |
| Construction      | Wood, Stone, Vinyl                                                                                                                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                                                                                                                                 |

### School Information

|            |                               |
|------------|-------------------------------|
| Elementary | Millgrove, St. Marguerite     |
| Middle     | Greystone, St. Thomas Aquinas |
| High       | Spruce Grove Composite        |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 13                |
| 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 September 4th, 2025 at 12:17am MDT