

## \$475,000 - 26 Hope Common, Spruce Grove

MLS® #E4425169

**\$475,000**

3 Bedroom, 2.50 Bathroom, 1,561 sqft  
Single Family on 0.00 Acres

Harvest Ridge, Spruce Grove, AB

Beautiful 2017-built 2-storey with heated detached garage (21Wx21L, 220V & 40 amp welding plug) in Harvest Ridge. This 1,557 sq ft (plus full basement) home features an open concept layout with engineered hardwood floors, 9â€™™ ceilings and central air conditioning. On the main floor: 2-pc powder room, bright living room with large south-west facing windows, centrally located dining area and a gourmet kitchen with eat-up peninsula, granite counters and walk-in corner pantry. Upstairs: a cozy bonus room, 2 full bathrooms and 3 bedrooms including the ownerâ€™™s suite with 3-piece ensuite & walk-in closet. The partially finished basement features roughed-in plumbing with all of the equipment needed to complete the job! Outside: covered front porch and fenced back yard, deck with privacy wall and paved back alley access to the garage. Located within walking distance to schools & nature trails, with all the amenities of Spruce Grove. Fantastic opportunity to live in this sought-after neighbourhood!

Built in 2017

### Essential Information

MLS® #	E4425169
Price	\$475,000
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,561
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	26 Hope Common
Area	Spruce Grove
Subdivision	Harvest Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0X3

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Dog Run-Fenced In, Front Porch, No Smoking Home, Vinyl Windows, Vacuum System-Roughed-In
Parking Spaces	4
Parking	220 Volt Wiring, Double Garage Detached, Heated, Insulated, Parking Pad Cement/Paved, Rear Drive Access

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
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Exterior Features	Back Lane, Fenced, Golf Nearby, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

### **Additional Information**

Date Listed	March 11th, 2025
Days on Market	3
Zoning	Zone 91

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Listing information last updated on March 14th, 2025 at 9:02am MDT