

## \$460,000 - 12 Leyland Way, Spruce Grove

MLS® #E4454598

**\$460,000**

3 Bedroom, 3.00 Bathroom, 1,494 sqft

Single Family on 0.00 Acres

Lakewood\_SPGR, Spruce Grove, AB

Welcome to Spruce Grove's newest listing! This beautiful two-storey home is located in the family-friendly neighbourhood of Lakewood. This spacious home features an open-concept main floor with a bright kitchen, living, and dining area—perfect for entertaining. Convenient main floor laundry adds everyday ease. Upstairs offers 3 generous bedrooms, including a primary bedroom with 4-pc ensuite plus an additional 4-pc bath on this level. The fully finished basement provides extra living space and a 2-pc bath—ideal for a play room or rec room. Here you also find a perfect home office nook! Enjoy the attached garage and great curb appeal in a quiet, welcoming community close to schools, parks, and amenities. Upgrades here since 2021 include: appliances, light fixtures throughout, basement development, A/C, HWT and garage heater! Lots of painting has also been upgraded! Don't miss this one! A beautiful and cozy home environment has been created here and is move in ready!

Built in 2006

### Essential Information

MLS® # E4454598

Price \$460,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 1,494                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 12 Leyland Way |
| Area        | Spruce Grove   |
| Subdivision | Lakewood_SPGR  |
| City        | Spruce Grove   |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7X 0A8        |

### Amenities

|           |                                                           |
|-----------|-----------------------------------------------------------|
| Amenities | Air Conditioner, Closet Organizers, Deck, No Smoking Home |
| Parking   | Double Garage Attached, Heated                            |

### Interior

|                   |                                                                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                        |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                               |
| Stories           | 3                                                                                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                                                                     |
| Basement          | Full, Finished                                                                                                                                                                                                                          |

### Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                   |
| Exterior Features | Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 7                 |
| Zoning         | Zone 91           |

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Listing information last updated on September 1st, 2025 at 8:33pm MDT