

\$540,000 - 9 Highlands Way, Spruce Grove

MLS® #E4430290

\$540,000

5 Bedroom, 3.50 Bathroom, 2,286 sqft

Single Family on 0.00 Acres

Heatherglenn, Spruce Grove, AB

Discover a truly exceptional home nestled on an expansive, private lot lined by mature trees. With many custom features throughout, this home was made for family living, with room to grow & memories waiting to be made. At its core is a chef-inspired kitchen featuring a statement island, extended breakfast bar & extensive cabinetry plus prep space, all seamlessly connected to the dining & living areas. Oversized windows frame views of the lush backyard which also offers a generous deck - your go-to spot for sunny afternoons and starry evenings. Upstairs, the thoughtful layout continues with a spacious bonus room with vaulted ceilings, 3 bedrooms incl. an inviting primary suite complete with a bright spa-like bath, dual vanities & a soaker tub. But that is not all! The basement offers 2 bedrooms, large rec room & 3 pce bathroom. Close to all amenities, schools, several parks & just 20 min from Edmonton. Homes like this don't come around often & this one is truly special!

Built in 2007

Essential Information

MLS® #	E4430290
Price	\$540,000
Bedrooms	5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,286
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	9 Highlands Way
Area	Spruce Grove
Subdivision	Heatherglen
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0A6

Amenities

Amenities	Deck, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached

Interior

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

Exterior

Exterior	Wood, Vinyl
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Exterior Features	Backs Onto Park/Trees, Fenced, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Millgrove School
Middle	Greystone School
High	Spruce Grove Comp

Additional Information

Date Listed	April 11th, 2025
Days on Market	8
Zoning	Zone 91

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