

## \$450,000 - 95 Landsdowne Drive, Spruce Grove

MLS® #E4437713

**\$450,000**

4 Bedroom, 2.00 Bathroom, 1,102 sqft

Single Family on 0.00 Acres

Lakewood\_SPGR, Spruce Grove, AB

This well maintained home has seen a ton of upgrades and improvements, and is move in ready! The basement was fully developed, a new deck built, and the whole inside of the house (plus exterior trim) were painted in 2025. In 2024, the soffits, gutter and garage door were painted, as well as the kitchen cabinets refinished. There is also a newer furnace and HWT (2023), new kitchen counters (2022), central air (2019) and roof (2018). The main floor is home to an eat in kitchen with stainless appliances and access to the backyard. Next to that is the living room, with a ton of natural light. Down the hall, you'll find two HUGE bedrooms, and a full bathroom. The newly developed basement has a second living space, 2 more bedrooms, another full bath and laundry. The attached garage is well insulated, and can fit two vehicles. This home is a MUST SEE!

Built in 1998

### Essential Information

MLS® #	E4437713
Price	\$450,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,102



Acres	0.00
Year Built	1998
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	95 Landsdowne Drive
Area	Spruce Grove
Subdivision	Lakewood_SPGR
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 3Z8

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Vinyl Windows
Parking	Double Garage Attached

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 21st, 2025
Days on Market	13

## Zoning

## Zone 91

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