

## \$539,900 - 40 Deer Park Boulevard, Spruce Grove

MLS® #E4462149

**\$539,900**

4 Bedroom, 3.00 Bathroom, 1,534 sqft

Single Family on 0.00 Acres

Deer Park\_SPGR, Spruce Grove, AB

Welcome to Deer Park, a desirable west-side Spruce Grove community offering quick access to HWY 16. This inviting, air-conditioned modified bi-level built in 2000 offers over 2500 sq ft of living space & a heated, 18'Wx21'L double attached garage. Main floor: vaulted living room, kitchen & dining area, cozy family room w/ gas fireplace, two bedrooms & 4-pc bath. The private primary suite above the garage includes a walk-in closet & 3-pc ensuite. The basement is super bright featuring a spacious recreation room, updated 3-pc bath, 4th bedroom, storage room, laundry room & flexible den that could easily become the 5th bedroom or hobby room. Updates: shingles, furnace, hot water tank, engineered hardwood, vinyl plank flooring, carpet, quartz countertops in kitchen, custom built 8ft island, updated kitchen cabinetry, blinds, electric stove, and dishwasher. Enjoy patio door access to the two-tiered deck w/ hot tub & private fenced yard with mature trees/landscaping. Move in ready!

Built in 2000

### Essential Information

MLS® # E4462149

Price \$539,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,534                  |
| Acres          | 0.00                   |
| Year Built     | 2000                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 40 Deer Park Boulevard |
| Area        | Spruce Grove           |
| Subdivision | Deer Park_SPGR         |
| City        | Spruce Grove           |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T7X 3J6                |

### Amenities

|           |                                                                        |
|-----------|------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Exterior Walls- 2"x6", Hot Tub, Vaulted Ceiling |
| Parking   | 220 Volt Wiring, Double Garage Attached, Heated                        |

### Interior

|                   |                                                                                                                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, TV Wall Mount, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                                                                         |
| Fireplaces        | Tile Surround                                                                                                                                                                                                                               |
| Stories           | 3                                                                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                                                                                                                              |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Fenced, Landscaped |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl |
| Foundation        | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 23                 |
| 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 November 7th, 2025 at 12:02pm MST