

## \$389,000 - 33 Westglen Crescent, Spruce Grove

MLS® #E4446626

**\$389,000**

4 Bedroom, 2.00 Bathroom, 913 sqft

Single Family on 0.00 Acres

West Grove, Spruce Grove, AB

This move-in-ready 4-bedroom, 2-bathroom home offers over 1,500 sq ft of fully developed living space in a quiet Spruce Grove neighbourhood—just blocks from parks, schools, and everyday amenities. Step inside to modern vinyl flooring and a spacious eat-in kitchen with a pantry and patio access to the fully fenced backyard (new in 2019). Enjoy a generous yard with plenty of space for activities, gardening, or entertaining, plus a private rear parking area perfect for vehicles, RVs, or campers. Upstairs features two bedrooms and a full bath, with two more bedrooms and another full bath downstairs. The lowest level boasts a massive rec room—great for movie nights or a play area—plus laundry and storage. TELUS PureFibre is already connected, delivering lightning-fast internet for streaming and gaming. With new shingles in 2020, this home is a fantastic opportunity for first-time buyers or growing families!

Built in 1981

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4446626  |
| Price     | \$389,000 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 913                    |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 33 Westglen Crescent |
| Area        | Spruce Grove         |
| Subdivision | West Grove           |
| City        | Spruce Grove         |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T7X 1W1              |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | See Remarks                    |
| Parking   | Rear Drive Access, See Remarks |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                  |
| Stories      | 4                                                                          |
| Has Basement | Yes                                                                        |
| Basement     | Full, Finished                                                             |

### Exterior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal                                                                                                                    |
| Exterior Features | Golf Nearby, Level Land, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby, See Remarks, Partially Fenced |
| Roof              | Asphalt Shingles                                                                                                               |
| Construction      | Wood, Metal                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                             |

### Additional Information

Date Listed July 9th, 2025

Days on Market 23

Zoning Zone 91

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