

## \$674,900 - 46 Fairway Drive, Spruce Grove

MLS® #E4436063

**\$674,900**

5 Bedroom, 3.50 Bathroom, 2,570 sqft

Single Family on 0.00 Acres

Stoneshire, Spruce Grove, AB

Prime location backing on to the Links Golf Course & across the street from Fairways Park! With no neighbours directly in front or behind! Plus, an absolutely stunning extra wide lot that features beautiful landscaping, providing you your own little backyard oasis. This fully finished two storey home offers four bdrms, 3.5 baths & numerous updates including new paint, light fixtures & carpet. Original hardwood flooring is in excellent condition & complements the home beautifully. 2,550 sq ft above grade, with a unique layout on the main level including timeless French doors & 2 gas fireplaces. Outside, a massive deck for entertaining, cobblestone patio with fire pit, shed & an additional room below grade at the back of the house perfect for storage or a workshop. 2nd level deck off primary, offers homeowner a beautiful opportunity for solitude. Extra wide heated garage with 8-ft doors. Additional entrance into bsmnt from garage, good set up for in-law suite. Extra wide exposed aggregate concrete driveway

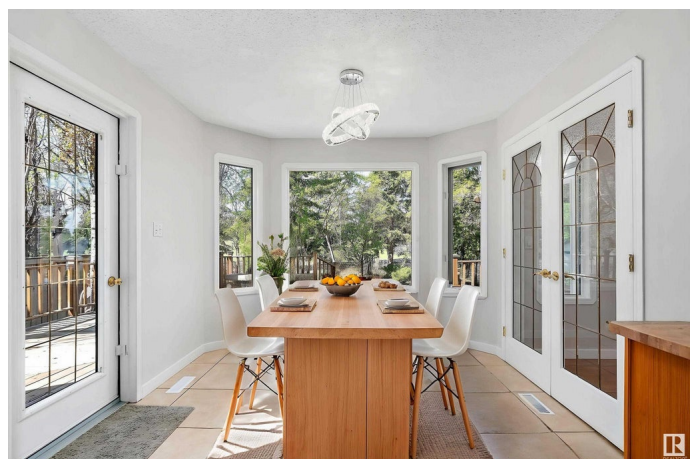
Built in 1993

### Essential Information

MLS® # E4436063

Price \$674,900

Bedrooms 5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,570
Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	46 Fairway Drive
Area	Spruce Grove
Subdivision	Stoneshire
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 3K3

### Amenities

Amenities	Deck, Fire Pit, No Animal Home, Patio, Wall Unit-Built-In, Workshop, See Remarks
Parking	Double Garage Attached, Heated, Insulated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Storage Shed, Stove-Electric, Washer, See Remarks, Refrigerators-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Golf Nearby,

	Landscaped, Playground Nearby, Public Transportation, Schools, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 12th, 2025
Days on Market	36
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 June 16th, 2025 at 9:47pm MDT