

## \$764,900 - 11 Linkside Way, Spruce Grove

MLS® #E4454173

**\$764,900**

4 Bedroom, 3.50 Bathroom, 2,512 sqft

Single Family on 0.00 Acres

Linkside, Spruce Grove, AB

From the moment you step through the front door, this home wraps you in warmth and comfort. With over 3,500 square feet of thoughtfully designed space, it feels inviting and familiar—like you've arrived where you truly belong. The huge kitchen is the heart of the home, perfect for family gatherings and weekend brunches. There is no storage shortage! The living room is flooded with natural light from large windows, the space is bright, airy, and perfect for both relaxing and entertaining, and the fireplace is stunning. A dedicated main floor office provides the ideal setup for remote work or quiet study, blending functionality with style. A spacious bonus room offers flexibility for work or play, while the finished basement adds even more room to relax and unwind. Outside, the backyard is a private retreat backing onto peaceful green space, ideal for quiet mornings or lively summer evenings. Every detail has been lovingly maintained, making this more than just a house—it's a place to build memories.

Built in 2002

### Essential Information

MLS® # E4454173

Price \$764,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,512                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11 Linkside Way |
| Area        | Spruce Grove    |
| Subdivision | Linkside        |
| City        | Spruce Grove    |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T7X 4H7         |

### Amenities

|           |                                                    |
|-----------|----------------------------------------------------|
| Amenities | Ceiling 9 ft., Front Porch, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached                             |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                         |
| Fireplace         | Yes                                                                                                               |
| Fireplaces        | Brick Facing                                                                                                      |
| Stories           | 3                                                                                                                 |
| Has Basement      | Yes                                                                                                               |
| Basement          | Full, Finished                                                                                                    |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                 |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 11                |
| Zoning         | Zone 91           |

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