

## \$489,900 - 1 Tribute Common, Spruce Grove

MLS® #E4421002

**\$489,900**

3 Bedroom, 2.50 Bathroom, 1,723 sqft

Single Family on 0.00 Acres

Tonewood, Spruce Grove, AB

Stunning 1723 SQ FT 2 storey with a floor plan that must be seen to be appreciated. Upon entering, the living room feat soaring 11 ft ceilings & luxury vinyl plank flooring throughout. A few steps up, & your in the spacious dining room which feat iron wrought railings & the chefs dream stunning white shaker cabinetry which are complemented by pendant lighting, quartz counter tops, subway tiled backsplash, and a full set of stainless steel appliances. Upper floor feat the spacious master bedroom with 3 piece ensuite. 2 additional generous sized bedrooms & the laundry room round out the upper floor. Additional upgrades include: separate entrance, gas line to the deck, tons of windows allowing for an abundance of natural light, 12 x 24 Euro Tile, electric fireplace, premium siding & stone exterior, soaring 11 ft basement ceilings, upgraded lighting & plumbing packages.

Built in 2024

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4421002  |
| Price      | \$489,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,723                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1 Tribute Common |
| Area        | Spruce Grove     |
| Subdivision | Tonewood         |
| City        | Spruce Grove     |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T7X 0A7          |

### Amenities

|           |  |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, See Remarks |
| Parking   | Parking Pad Cement/Paved   |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Garage Opener, Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl                                 |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                            |
| Construction      | Wood, Vinyl                                 |
| Foundation        | Concrete Perimeter                          |

### Additional Information

Date Listed February 10th, 2025

Days on Market 68

Zoning Zone 91

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Listing information last updated on April 19th, 2025 at 4:02pm MDT