

## \$625,000 - 6 Linkside Way, Spruce Grove

MLS® #E4433287

**\$625,000**

4 Bedroom, 2.50 Bathroom, 2,486 sqft

Single Family on 0.00 Acres

Linkside, Spruce Grove, AB

2003-built 2-storey home with attached double garage (24Wx26L, heated, 220V) backing right onto the 17th green at The Links golf course. This beautiful 2,496 sq ft (plus full basement) home features central air conditioning, hardwood flooring, main floor laundry and a fantastic open concept floor plan. On the main level: an office/den with bay window, 2-piece powder room, formal dining room, spacious living room with gas fireplace and gourmet kitchen with two-tiered island, breakfast nook, and walk-through pantry. Upstairs: 2 full bathrooms and 4 generous-sized bedrooms, including the owner's suite with 3-piece ensuite, walk-in closet and views of the golf course. The full basement is partially framed and drywalled, awaiting your finishing touches. Outside: the fully fenced back yard boasts a two-tier deck, underground sprinkler system, movable shed and fantastic views. Located near playgrounds, parks, natural trails and all of the amenities that Spruce Grove has to offer. Must see!

Built in 2002

### Essential Information

MLS® # E4433287

Price \$625,000

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,486
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6 Linkside Way
Area	Spruce Grove
Subdivision	Linkside
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4H7

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Dog Run-Fenced In, Front Porch, No Animal Home, No Smoking Home, Sprinkler Sys-Underground, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	220 Volt Wiring, Double Garage Attached, Front Drive Access, Heated, Insulated, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Vacuum System Attachments, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes

Basement                      Full, Partially Finished

**Exterior**

Exterior                      Wood, Vinyl

Exterior Features      Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, Treed Lot

Roof                          Asphalt Shingles

Construction              Wood, Vinyl

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                April 29th, 2025

Days on Market          1

Zoning                      Zone 91

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Listing information last updated on April 30th, 2025 at 5:02am MDT