

## \$489,900 - 13 Harrison Gate, Spruce Grove

MLS® #E4447251

**\$489,900**

3 Bedroom, 2.50 Bathroom, 1,664 sqft

Single Family on 0.00 Acres

Harvest Ridge, Spruce Grove, AB

As soon as you walk in the front door, quality and craftsmanship is evident in this stunning Garrison Built home! The main floor is open and inviting with tons of natural light, light oak vinyl plank floors and soaring ceilings which truly make the space feel grand. The kitchen is adorned with beautiful two tone cabinetry, upgraded fixtures and sprawling quartz countertops. Main floor also has a large living room, superb dining area, 2 pce bath and laundry room with ample cabinetry for storage. Upstairs you'll find a large primary bedroom with an amazing ensuite and walk-in closet - it is truly luxurious. There are also two other large bedrooms and a beautiful 4 pce bath. The basement is ready for your personal touch and can easily accommodate another bedroom. The home features an oversized rear detached garage with an 8 ft door. All of this in walking distance to K-9 and high schools in the neighbourhood and all the amenities Spruce Grove has to offer just minutes away. Get in while it lasts!

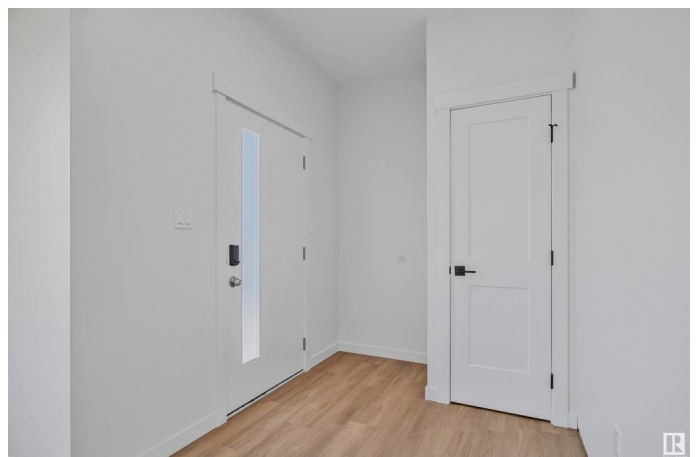
Built in 2025

### Essential Information

MLS® # E4447251

Price \$489,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,664
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	13 Harrison Gate
Area	Spruce Grove
Subdivision	Harvest Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0X2

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Golf Nearby, Partially Landscaped, Playground Nearby, Private Setting, Schools, Shopping Nearby, See Remarks, Partially Fenced

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 11th, 2025
Days on Market	1
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 July 12th, 2025 at 10:32am MDT