

# \$439,000 - 87 Fenwyck Boulevard, Spruce Grove

MLS® #E4437040

**\$439,000**

3 Bedroom, 2.50 Bathroom, 1,622 sqft  
Single Family on 0.00 Acres

Fenwyck, Spruce Grove, AB

Welcome home to this stunning half-duplex in the growing community of Fenwyck in Spruce Grove. With 3 bedrooms, 2.1 bathrooms, and an upper level bonus room, this almost brand-new property has more than enough space for a family. The bright and clean kitchen with its gorgeous center island has ample size for friends to gather around and dine together. Notice the second entrance that leads directly to the basement, giving you the ability to develop it into a legal suite. Outside, you'll find a deck to relax on in the summer, and a good sized yard for your garden and for the kids to play. A double-detached garage is currently being constructed to protect your vehicles from the snow and cold during the winter months. Playgrounds, shopping, and golf courses are only a short distance away. Incredible location, amazing value, and everything your family needs.

Built in 2024

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4437040  |
| Price      | \$439,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,622         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 87 Fenwyck Boulevard |
| Area        | Spruce Grove         |
| Subdivision | Fenwyck              |
| City        | Spruce Grove         |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T7X 3G7              |

### Amenities

|           |   |
|-----------|---|
| Amenities | On Street Parking, Deck, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Detached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Built-In, Refrigerator, Washer |
| Heating           | Forced Air-1, Natural Gas                                       |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

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

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 16th, 2025 |
|-------------|----------------|

Days on Market 59

Zoning Zone 91

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