

## \$625,000 - 56 Kingsbury Circle, Spruce Grove

MLS® #E4422947

**\$625,000**

3 Bedroom, 2.50 Bathroom, 2,224 sqft

Single Family on 0.00 Acres

Kenton, Spruce Grove, AB

This modern 2-storey Alquinn home in Spruce Grove offers contemporary finishes and a functional layout. The open-concept main floor features a spacious living area with an electric fireplace, a dining room, and a kitchen with a breakfast bar, stainless steel appliances, and a pantry. A convenient mudroom with a bench, cubbies, and drawers connects to the pantry and double attached garage, perfect for easy grocery unloading. A 2-piece bath completes the main floor. Upstairs, enjoy a large bonus room, a laundry room, and a primary bedroom with a 5-piece ensuite, including side-by-side sinks, a stand-up shower, and a soaker tub. Two additional bedrooms share a 5-piece ensuite with side-by-side sinks and a private toilet/shower area for added convenience. A separate side entrance and an unfinished basement provide great potential for future customization. The backyard features a pressure treated deck. It is close to all amenities and offers excellent road access into Edmonton.

Built in 2025

### Essential Information

MLS® # E4422947

Price \$625,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,224                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 56 Kingsbury Circle |
| Area        | Spruce Grove        |
| Subdivision | Kenton              |
| City        | Spruce Grove        |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7X 0C9             |

### Amenities

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows |
| Parking   | Double Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Insert  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl                               |
| Exterior Features | Park/Reserve, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                 |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 25th, 2025 |
| Days on Market | 56                  |
| Zoning         | Zone 91             |

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