

## \$448,600 - 12 Millgrove Drive, Spruce Grove

MLS® #E4433556

**\$448,600**

4 Bedroom, 2.50 Bathroom, 1,463 sqft

Single Family on 0.00 Acres

Millgrove, Spruce Grove, AB

Welcome to Millgrove, an exquisite luxury bungalow for the well deserved lifestyle. Imagine living in the quiet surroundings of this 4bed, 3bath Air Conditioned home at over 2300sf. A true entertainers dream, featuring a NEW gourmet kitchen w/ Large island, granite counters, stainless steel appliances, soft close cabinets. There is a Large living room off the kitchen area w/ fire place and large windows that let in light for a bright and airy feel. Generous main floor primary has large closet & en-suite. The developed lower level features a large family/ rec/ exercise rm, 4th bedroom and full bath. Also NEW Windows, Roof, HWT, Fence. Don't miss the landscaped South facing backyard, great for kids and pets to enjoy w/ custom patio & gazebo, all perfect BBQ days and fire pit nights. RV parking in the rear. Live in the best community of Millgrove with amazing access to paved trails (walking, running, biking) K-9 schools, and is near shopping/entertainment district. -Home is Active & Available, updated daily-

Built in 1976

### Essential Information

MLS® # E4433556

Price \$448,600

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,463
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	12 Millgrove Drive
Area	Spruce Grove
Subdivision	Millgrove
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2M2

### Amenities

Amenities	Air Conditioner, Gazebo, Patio, Sunroom, Vinyl Windows
Parking Spaces	5
Parking	2 Outdoor Stalls, Double Garage Attached, Front/Rear Drive Access, Rear Drive Access, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher - Energy Star, Dryer, Microwave Hood Fan, Refrigerator-Energy Star, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer - Energy Star, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Millgrove school
Middle	Woodhaven Middle School
High	Spruce Grove Comp High Sch

### **Additional Information**

Date Listed	May 1st, 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 May 2nd, 2025 at 7:17am MDT