

## \$429,900 - 41 Lawson Boulevard, Spruce Grove

MLS® #E4449617

**\$429,900**

3 Bedroom, 2.50 Bathroom, 1,464 sqft

Single Family on 0.00 Acres

Lakewood\_SPGR, Spruce Grove, AB

Located on a peaceful street in Lakewood, this beautifully maintained home offers comfort, functionality, and thoughtful upgrades throughout. Inside you will find central A/C, hot water on demand, double attached garage with an extended driveway. The open-concept main floor features no carpet, a welcoming living room with a cozy gas fireplace, and a spacious kitchen complete with a raised breakfast bar and generous dining area. Patio doors lead to a west-facing deck overlooking the fully fenced backyard, perfect for outdoor gatherings. Convenience is key with main floor laundry, while upstairs you'll find three bedrooms and two full bathrooms. The primary suite easily accommodates a king-size bed and offers a walk-in closet, plus a luxurious 4-piece ensuite with a jetted tub and separate shower. Additional highlights include a gas BBQ hookup, gazebo, reverse osmosis water filtration system, and a partly finished basement ready for your personal touch. Located near schools, parks, and shopping

Built in 2005

### Essential Information

MLS® # E4449617

Price \$429,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,464                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 41 Lawson Boulevard |
| Area        | Spruce Grove        |
| Subdivision | Lakewood_SPGR       |
| City        | Spruce Grove        |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7X 4K3             |

### Amenities

|                |                                                                                                                             |
|----------------|-----------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, Gazebo, No Animal Home, Parking-Extra |
| Parking Spaces | 6                                                                                                                           |
| Parking        | Double Garage Attached                                                                                                      |

### Interior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                   |
| Fireplaces        | Tile Surround                                                                                                                                         |
| Stories           | 2                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                   |
| Basement          | Full, Partially Finished                                                                                                                              |

### Exterior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                   |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                              |
| Construction      | Wood, Vinyl                                                                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                                                            |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 7               |
| Zoning         | Zone 91         |

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Listing information last updated on August 1st, 2025 at 7:17pm MDT