

\$989,900 - 8 Arthur Way, Spruce Grove

MLS® #E4455442

\$989,900

4 Bedroom, 4.00 Bathroom, 2,852 sqft

Single Family on 0.00 Acres

Aspen Glen, Spruce Grove, AB

Elegant 2023 2-storey & attached triple garage (34x32, 12'™ ceiling, heated, 220V, H&C water, epoxy floor, drains, EV ready) backing onto nature trails in Jesperdale. This 2850 sqft (+ full basement) home features central AC, white oak flooring, high efficiency windows & doors, energy efficient furnace & water, solar panel ready & high-end details throughout. Main floor: spacious entry & mudroom, front office, 3-pc bath, living room w/ 12'™ open beam ceiling & electric fireplace, dining room w/ deck access & gourmet kitchen w/ quartz counters, large eat-up island & walk-through butler's pantry. Upstairs: top floor laundry room w/ sink, bonus room w/ vaulted ceiling, two 5-pc baths & 3 bedrooms including the owner's suite w/ walk-in closet & ensuite w/ soaker tub & large walk-in shower. Finished basement: 4th bedroom, 4-pc bath, rough-in for 2nd laundry, exercise room & rec room w/ electric fireplace & wet bar. Maintenance free exterior w/ covered vinyl deck, bbq hook-up, patio & views of greenspace behind!

Built in 2023

Essential Information

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Price \$989,900

Bedrooms 4



Bathrooms	4.00
Full Baths	4
Square Footage	2,852
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	8 Arthur Way
Area	Spruce Grove
Subdivision	Aspen Glen
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0Y4

Amenities

Amenities	Air Conditioner, Bar, Ceiling 9 ft., Deck, Exercise Room, No Smoking Home, Open Beam, Patio, R.V. Storage, Vaulted Ceiling, Wet Bar, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking Spaces	6
Parking	220 Volt Wiring, Heated, RV Parking, Triple Garage Attached, EV Charging Station
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Creek, Cul-De-Sac, Environmental Reserve, Fenced, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Public Swimming Pool, Schools, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Insulated Concrete Form

Additional Information

Date Listed	August 30th, 2025
Days on Market	18
Zoning	Zone 91

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Listing information last updated on September 17th, 2025 at 2:17am MDT