

## \$490,000 - 3 Kenton Way, Spruce Grove

MLS® #E4458637

**\$490,000**

4 Bedroom, 3.50 Bathroom, 1,504 sqft

Single Family on 0.00 Acres

Kenton, Spruce Grove, AB

Bright, open-concept main floor built for everyday living and easy entertaining. The sleek kitchen features two-tone, full-height cabinetry, quartz countertop, glossy subway backsplash, stainless-steel appliances , an oversized island with seating for four. Pot lights and modern pendants keep everything airy. Dining area and the living room with a contemporary TV/fireplace wall and large windows ensuring plenty of natural light. Upstairs youâ€™ll find three comfortable bedrooms. The finished basement adds great flexibility with a family/rec room, a fourth bedroom, and a full bathroom. Outside, enjoy the finished yard and the convenience of a double detached garage. Move-in ready, modern, and made for low-maintenance living. Easy access to yellowhead, close to shopping, schools, parks and Golf.

Built in 2013

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4458637  |
| Price          | \$490,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,504     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2013                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |              |
|-------------|--------------|
| Address     | 3 Kenton Way |
| Area        | Spruce Grove |
| Subdivision | Kenton       |
| City        | Spruce Grove |
| County      | ALBERTA      |
| Province    | AB           |
| Postal Code | T7X 0P7      |

### Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Ceiling 9 ft., Deck |
| Parking   | Double Garage Detached                                  |

### Interior

|                   |                                                                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                                            |
| Fireplaces        | Tile Surround                                                                                                                                                                                                  |
| Stories           | 3                                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                                                                                 |

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                            |
| Exterior Features | Back Lane, Fenced, Landscaped, Shopping Nearby |
| Roof              | Asphalt Shingles                               |
| Construction      | Wood, Stucco, Vinyl                            |
| Foundation        | Concrete Perimeter                             |

**Additional Information**

Date Listed               September 19th, 2025  
Days on Market        7  
Zoning                    Zone 91

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