

# \$730,000 - 7 Sydwyck Circle, Spruce Grove

MLS® #E4446188

## \$730,000

2 Bedroom, 1.50 Bathroom, 1,523 sqft  
Single Family on 0.00 Acres

Fenwyck, Spruce Grove, AB

Discover the charm of this HRD Homes-built bungalow, offering 1,524 sq ft of thoughtfully designed main-floor living space in the sought-after Fenwyck community. The primary bedroom features a spacious walk-in closet and a private ensuite, complemented by a second main-floor bedroom for added versatility. The kitchen boasts elegant two-tone cabinets, a large island, and sleek chrome fixtures, all anchored by a custom plaster hood fan. The inviting living area is enhanced by a striking plaster fireplace, creating the perfect space to relax or entertain. Practical features include a double-car garage with hot and cold water bibs and the potential to customize the unfinished basement.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4446188  |
| Price          | \$730,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,523     |
| Acres          | 0.00      |
| Year Built     | 2025      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7 Sydwyck Circle |
| Area        | Spruce Grove     |
| Subdivision | Fenwyck          |
| City        | Spruce Grove     |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T7X 0A0          |

### Amenities

|                |                                                                                                                 |
|----------------|-----------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, See Remarks, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                               |
| Parking        | Double Garage Attached                                                                                          |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | See Remarks               |
| Stories           | 1                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                       |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                         |
| Construction      | Wood, Brick, Vinyl                                       |
| Foundation        | Concrete Perimeter                                       |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | July 6th, 2025 |
|-------------|----------------|

Days on Market 39

Zoning Zone 91

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