

# \$370,000 - 24 Westbend Street, Spruce Grove

MLS® #E4450383

## \$370,000

4 Bedroom, 2.00 Bathroom, 928 sqft  
Single Family on 0.00 Acres

West Grove, Spruce Grove, AB

Beautiful 4 bedroom,4 bath family home in the welcoming community of Westgrove! This Spacious, bright home sits across from a playground and green space with tons of parking.. Enjoy the new siding, vinyl plank flooring, and freshly painted interior. The bright kitchen features a skylight and stainless steel appliances. Relax in the spacious living area with an appealing stone-face fireplace. Big windows fill the home with natural light. The large, private, fully fenced backyard includes a big deck, raised flower beds, and mature trees with plenty of garden space. Move-in ready and full of charm!

Built in 1980

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4450383               |
| Price          | \$370,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 928                    |
| Acres          | 0.00                   |
| Year Built     | 1980                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 24 Westbend Street |
| Area        | Spruce Grove       |
| Subdivision | West Grove         |
| City        | Spruce Grove       |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7X 1W2            |

## Amenities

|           |           |
|-----------|-----------|
| Amenities | Deck      |
| Parking   | No Garage |

## Interior

|              |                                                                                                                             |
|--------------|-----------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                   |
| Fireplace    | Yes                                                                                                                         |
| Fireplaces   | Mantel, Stone Facing                                                                                                        |
| Stories      | 3                                                                                                                           |
| Has Basement | Yes                                                                                                                         |
| Basement     | Full, Finished                                                                                                              |

## Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                     |
| Exterior Features | Back Lane, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                |
| Construction      | Wood, Vinyl                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 14              |
| Zoning         | Zone 91         |

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Listing information last updated on August 13th, 2025 at 3:32am MDT