

## \$599,000 - 22 Timbre Way, Spruce Grove

MLS® #E4462178

**\$599,000**

4 Bedroom, 3.00 Bathroom, 2,395 sqft

Single Family on 0.00 Acres

Tonewood, Spruce Grove, AB

Experience refined living surrounded by nature in this custom-built 2,394 sq.ft, 28 pocket lot home. 4 bedrooms | 3 baths | bonus room | FACING A BEAUTIFUL POND & WALKING TRAILS, in the most desirable community of Tonewood, Spruce Grove. Featuring: 9 ft ceilings on main floor & basement / main floor bedroom and full bath / open-to-above living room with a striking feature wall and electric fireplace / chef's kitchen boasts quartz countertops, walk-in pantry, and full appliance package / 3 bedrooms upstairs including an oversized primary retreat with a spa-inspired 5-piece ensuite / vinyl flooring on the main floor / plush carpet upstairs / separate entrance to the basement / large windows that capture stunning pond views. Nestled in a vibrant neighborhood close to schools, parks, shopping, and all amenities, this pond-facing dream home truly has it all.

Built in 2023

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462178  |
| Price          | \$599,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,395     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2023                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 22 Timbre Way |
| Area        | Spruce Grove  |
| Subdivision | Tonewood      |
| City        | Spruce Grove  |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T7X 0A7       |

### Amenities

|           |                                                                 |
|-----------|-----------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Guest Suite, See Remarks, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                          |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                   |
| Stories           | 2                                                                                           |
| Has Basement      | Yes                                                                                         |
| Basement          | See Remarks, Unfinished                                                                     |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior          | Wood, Vinyl                                               |
| Exterior Features | Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                          |
| Construction      | Wood, Vinyl                                               |
| Foundation        | Concrete Perimeter                                        |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 27                 |

## Zoning

## Zone 91

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Listing information last updated on November 10th, 2025 at 9:47pm MST