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## \$390,000 - 75 Westview Crescent, Spruce Grove

MLS® #E4459416

**\$390,000**

4 Bedroom, 2.00 Bathroom, 1,079 sqft

Single Family on 0.00 Acres

Woodhaven\_SPGR, Spruce Grove, AB

Welcome to this charming bungalow in the heart of Woodhaven, Spruce Grove. Built in 1974 and fully finished on both levels, this home offers 4 bedrooms, 3 bathrooms, and over 1,900 sq. ft. of living space. The main level features a bright living room, dining area, functional kitchen, and a spacious primary suite. Two additional bedrooms, a full and half bath. The lower level adds a recreation room, a 4th bedroom, utility space, and laundry as well as an additional half bath. Outside, enjoy a rectangular lot with fenced yard, back lane access, RV parking, and a double detached garage. Recent updates include mixed flooring throughout—laminated, vinyl plank, carpet, and tile. Extras include window coverings, freezer, washer/dryer, microwave hood fan, and a storage shed. Ideally located near schools, playgrounds, shopping, golf, and transit, this property combines comfort and convenience in a family-friendly community.

Built in 1974

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4459416  |
| Price      | \$390,000 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 2                      |
| Square Footage | 1,079                  |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 75 Westview Crescent |
| Area        | Spruce Grove         |
| Subdivision | Woodhaven_SPGR       |
| City        | Spruce Grove         |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T7X 1L3              |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | See Remarks                                    |
| Parking Spaces | 4                                              |
| Parking        | Double Garage Detached, Over Sized, RV Parking |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Fireplace         | Yes                                                                                                                         |
| Fireplaces        | Insert, See Remarks                                                                                                         |
| Stories           | 2                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Finished                                                                                                              |

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                        |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                        |
|------------|------------------------|
| Elementary | Brookwood School       |
| Middle     | Copperhaven School     |
| High       | Spruce Grove Composite |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 8                    |
| Zoning         | Zone 91              |

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Listing information last updated on October 2nd, 2025 at 7:17pm MDT