



## Spruce Grove Alberta

\$625,000

Downsize without compromise in Fairway 8 - one of Spruce Grove's most established 55+ adult-living communities, where seasonal outdoor maintenance (lawn & snow) is covered by the HOA. This home has been thoughtfully updated throughout, with a full main floor renovation completed in 2021 and the basement done in Sept. 2025. The main floor is anchored by a chef's kitchen with granite counters, stainless appliances, corner pantry, and a separate dinette (with a garden door leading out to the deck), a large living room with gas fireplace, dedicated office/den, main-floor laundry, 3pc bath, and a king-sized owner's suite with a walk-in closet and 5pc ensuite. Downstairs adds exceptional value: in-floor heat, a wet bar, large rec room, two additional bedrooms, and a 3pc bath. Complete with new shingles (2021), underground sprinklers, and a double-attached garage, this home offers low-maintenance living in one of Spruce Grove's most desirable adult communities. (id:6769)

Bedroom 2 3.73 m X 3.54 m

Bedroom 3 2.57 m X 4.35 m

Living room 3.77 m X 5.1 m

Dining room 3.3 m X 4.59 m

Kitchen 2.85 m X 3.4 m

Den 2.74 m X 4.03 m

Primary Bedroom 3.67 m X 6.59 m

Listing Presented By:



Originally Listed by:  
RE/MAX PREFERRED CHOICE

<https://www.ianandchantel.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.