

\$499,999 - 52 Amberley Bay, Spruce Grove

MLS® #E4434550

\$499,999

3 Bedroom, 2.50 Bathroom, 1,790 sqft

Single Family on 0.00 Acres

Aspen Glen, Spruce Grove, AB

WALKOUT DUPLEX! NO CONDO FEES.

Stunning 3 Bed, 2.5 Bath duplex with pond views! The main floor welcomes you with a bright foyer, modern kitchen with sleek high-gloss cabinetry, quartz countertops, stainless steel appliances, and a pantryâ€”perfect for cooking and entertaining. The family room has a cozy fireplace and large windows overlooking a pond, while the dining area is bathed in natural light, with patio doors out to an upper deck with a BBQ gas line. Upstairs features a bonus loft, laundry, and a spacious primary suite with ensuite & walk-in closet, plus 2 additional bedrooms sharing a full bath. The unfinished walkout basement with 9â€™™ ceilings and roughed-in plumbing offers endless potential. Landscaped yard, triple-pane windows, Double garage - Perfect for families, investors, or downsizersâ€”minutes from schools, parks & shopping!

Built in 2023

Essential Information

| | |
|------------|-----------|
| MLS® # | E4434550 |
| Price | \$499,999 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |



| | |
|----------------|---------------|
| Half Baths | 1 |
| Square Footage | 1,790 |
| Acres | 0.00 |
| Year Built | 2023 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 52 Amberley Bay |
| Area | Spruce Grove |
| Subdivision | Aspen Glen |
| City | Spruce Grove |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7X 2X4 |

Amenities

| | |
|---------------|--------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Walkout Basement |
| Parking | Double Garage Attached |
| Is Waterfront | Yes |

Interior

| | |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | See Remarks |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior | Wood, Composition, Vinyl |
| Exterior Features | Backs Onto Lake, Golf Nearby, Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

| | |
|--------------|--------------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Composition, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 5th, 2025 |
| Days on Market | 42 |
| Zoning | Zone 91 |

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Listing information last updated on June 16th, 2025 at 11:47am MDT