

## \$989,900 - 8 Arthur Way, Spruce Grove

MLS® #E4455442

**\$989,900**

4 Bedroom, 4.00 Bathroom, 2,852 sqft

Single Family on 0.00 Acres

Aspen Glen, Spruce Grove, AB

Elegant 2023 2-storey & attached triple garage (34x32, 12'™ ceiling, heated, 220V, H&C water, epoxy floor, drains, EV ready) backing onto nature trails in Jesperdale. This 2850 sqft (+ full basement) home features central AC, white oak flooring, high efficiency windows & doors, energy efficient furnace & water, solar panel ready & high-end details throughout. Main floor: spacious entry & mudroom, front office, 3-pc bath, living room w/ 12'™ open beam ceiling & electric fireplace, dining room w/ deck access & gourmet kitchen w/ quartz counters, large eat-up island & walk-through butler's pantry. Upstairs: top floor laundry room w/ sink, bonus room w/ vaulted ceiling, two 5-pc baths & 3 bedrooms including the owner's suite w/ walk-in closet & ensuite w/ soaker tub & large walk-in shower. Finished basement: 4th bedroom, 4-pc bath, rough-in for 2nd laundry, exercise room & rec room w/ electric fireplace & wet bar. Maintenance free exterior w/ covered vinyl deck, bbq hook-up, patio & views of greenspace behind!

Built in 2023

### Essential Information

MLS® # E4455442

Price \$989,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,852                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |              |
|-------------|--------------|
| Address     | 8 Arthur Way |
| Area        | Spruce Grove |
| Subdivision | Aspen Glen   |
| City        | Spruce Grove |
| County      | ALBERTA      |
| Province    | AB           |
| Postal Code | T7X 0Y4      |

### Amenities

|                |                                                                                                                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Bar, Ceiling 9 ft., Deck, Exercise Room, No Smoking Home, Open Beam, Patio, R.V. Storage, Vaulted Ceiling, Wet Bar, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 6                                                                                                                                                                                               |
| Parking        | 220 Volt Wiring, Heated, RV Parking, Triple Garage Attached, EV Charging Station                                                                                                                |
| Is Waterfront  | Yes                                                                                                                                                                                             |

### Interior

|                   |                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                                    |
| Fireplaces        | Glass Door                                                                                                                                                                             |
| Stories           | 3                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                                                         |

**Exterior**

|                   |                                                                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                                                                                        |
| Exterior Features | Backs Onto Park/Trees, Creek, Cul-De-Sac, Environmental Reserve, Fenced, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Public Swimming Pool, Schools, Shopping Nearby, Stream/Pond |
| Roof              | Asphalt Shingles                                                                                                                                                                          |
| Construction      | Wood, Brick, Vinyl                                                                                                                                                                        |
| Foundation        | Insulated Concrete Form                                                                                                                                                                   |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 30th, 2025 |
| Days on Market | 4                 |
| Zoning         | Zone 91           |

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Listing information last updated on September 3rd, 2025 at 6:47pm MDT