

Courtesy Of Jeff D Jackson Of Bode

## \$539,900 - 49 Ashbury Crescent, Spruce Grove

MLS® #E4429796

**\$539,900**

3 Bedroom, 2.50 Bathroom, 2,048 sqft

Single Family on 0.00 Acres

Jesperdale, Spruce Grove, AB

Discover this stunning home located in the desirable Jesperdale community, steps from beautiful parks and scenic running trails. The home is built on a pie-shaped lot. The main floor boasts 9'™ ceilings with flex room and impressive open-to-above great room, complete with a sleek 50"• linear electric fireplace. Modern L-shaped kitchen, complete with quartz countertops and a generous island. Stylish metal spindle railings on the main and second floors. Painted MDF organizer in the mudroom with shelf, bench, and hooks. As you head upstairs, a striking bridge overlooks the great room and leads to a central bonus room, perfect for family gatherings or relaxation. Three well-sized bedrooms upstairs, including a private primary bedroom with a luxurious 4-piece ensuite, double vanity sinks, and a tiled stand-up shower. Side entrance with upgraded 9'™ ceilings in the basement, extra windows making it ideal for potential future development. Photos are representative.

Built in 2024

### Essential Information

MLS® # E4429796

Price \$539,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,048
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	49 Ashbury Crescent
Area	Spruce Grove
Subdivision	Jesperdale
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 3C6

### Amenities

Amenities	Ceiling 9 ft., No Animal Home, No Smoking Home, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 9th, 2025
Days on Market	23
Zoning	Zone 91

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Listing information last updated on May 2nd, 2025 at 9:18am MDT