

## \$475,000 - 90 Kingsbury Circle, Spruce Grove

MLS® #E4434190

**\$475,000**

4 Bedroom, 3.50 Bathroom, 1,707 sqft

Single Family on 0.00 Acres

Kenton, Spruce Grove, AB

This one is a STUNNER! Welcome to this gorgeous Half Duplex in Kenton. This open concept, modern home was built in 2021 by Bedrock Homes and is waiting for you! This bright & airy duplex features 4 BEDROOMS, 3.5 BATHROOMS, a BONUS ROOM and in the BASEMENT - A SECONDARY LIVING SPACE WITH KITCHEN featuring butcher block countertops. On the main level and upper level youâ€™ll find QUARTZ COUNTERTOPS and modern lighting throughout. The gorgeous white kitchen includes an undermounted sink, STAINLESS STEEL APPLIANCES and a MASSIVE ISLAND. Primary Bedroom includes a large WALK-IN CLOSET and tranquil 4 PIECE ENSUITE. The kitchen, upstairs bedrooms and bonus room are all wired for cable and internet. If all of that wasn't enough, this duplex is SMART HOME CONNECTED: the main floor lighting, thermostat, front door and garage door can all be controlled by your phone! There is shopping very close by and the location is a commuterâ€™s dream: just a short distance to HWY 16. Your new home awaits!

Built in 2021

### Essential Information

MLS® #

E4434190



|                |               |
|----------------|---------------|
| Price          | \$475,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,707         |
| Acres          | 0.00          |
| Year Built     | 2021          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 90 Kingsbury Circle |
| Area        | Spruce Grove        |
| Subdivision | Kenton              |
| City        | Spruce Grove        |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7X 0C9             |

### Amenities

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., No Animal Home, No Smoking Home, HRV System |
| Parking   | Double Garage Attached                                     |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Microwave, Refrigerator, Washer, Window Coverings, Stove-Induction |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Fenced, Flat Site, Landscaped, Partially Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

**School Information**

|            |                        |
|------------|------------------------|
| Elementary | Brookwood              |
| Middle     | Greystone Centennial   |
| High       | Spruce Grove Composite |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 12            |
| Zoning         | Zone 91       |

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Listing information last updated on May 14th, 2025 at 10:17am MDT