

## \$469,900 - 26 Hope Common, Spruce Grove

MLS® #E4425169

**\$469,900**

3 Bedroom, 2.50 Bathroom, 1,561 sqft  
Single Family on 0.00 Acres

Harvest Ridge, Spruce Grove, AB

Beautiful 2017-built 2-storey with heated detached garage (21Wx21L, 220V & 40 amp welding plug) in Harvest Ridge. This 1,560 sq ft (plus full basement) home features an open concept layout with engineered hardwood floors, 9â€™™ ceilings and central air conditioning. On the main floor: 2-pc powder room, bright living room with large south-west facing windows, centrally located dining area and a gourmet kitchen with eat-up peninsula, granite counters and walk-in corner pantry. Upstairs: a cozy bonus room, 2 full bathrooms and 3 bedrooms including the ownerâ€™™s suite with 3-piece ensuite & walk-in closet. The partially finished basement features roughed-in plumbing with all of the equipment needed to complete the job! Outside: covered front porch and fenced back yard, deck with privacy wall and paved back alley access to the garage. Located within walking distance to schools & nature trails, with all the amenities of Spruce Grove. Fantastic opportunity to live in this sought-after neighbourhood!

Built in 2017

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4425169  |
| Price    | \$469,900 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,561                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 26 Hope Common |
| Area        | Spruce Grove   |
| Subdivision | Harvest Ridge  |
| City        | Spruce Grove   |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7X 0X3        |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Dog Run-Fenced In, Front Porch, No Smoking Home, Vinyl Windows, Vacuum System-Roughed-In |
| Parking Spaces | 4  |
| Parking        | 220 Volt Wiring, Double Garage Detached, Heated, Insulated, Parking Pad Cement/Paved, Rear Drive Access                        |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |  |
|-------------------|--|
| Exterior Features | Back Lane, Fenced, Golf Nearby, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Slab   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 11th, 2025 |
| Days on Market | 39               |
| Zoning         | Zone 91          |

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Listing information last updated on April 19th, 2025 at 6:02am MDT