

## \$429,900 - 17 Harvard Place, Spruce Grove

MLS® #E4433296

### \$429,900

3 Bedroom, 2.50 Bathroom, 1,080 sqft

Single Family on 0.00 Acres

Harvest Ridge, Spruce Grove, AB

Beautiful half duplex style adult bungalow (Age 35+) in cul-de-sac at end of street backing farmers land. Bright and open kitchen/dining area overlooking the back yard. Nice sized deck with gas line for BBQ and a lower stone patio. Living room has gas fireplace to enjoy in the winter months and the home has central a/c for comfort in the summer. Main floor master bedroom with ensuite and walk in closet. Main floor laundry and half bath complete main floor. Lower level fully finished with large family room, 2 bedrooms and full bath. Double attached insulated garage. Unique Home Owners Association with option to "opt in" for snow removal/lawn care with a minimal fee (\$85/mo) or alternately "opt out" and complete on your own!

Built in 2004

### Essential Information

MLS® #	E4433296
Price	\$429,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,080
Acres	0.00



Year Built	2004
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### **Community Information**

Address	17 Harvard Place
Area	Spruce Grove
Subdivision	Harvest Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4K8

### **Amenities**

Amenities	Air Conditioner, Deck, Detectors Smoke, Front Porch, No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 28th, 2025
Days on Market	5
Zoning	Zone 91
HOA Fees	85
HOA Fees Freq.	Monthly

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 3rd, 2025 at 8:02am MDT