

## \$585,000 - 22 Kiwyck Link, Spruce Grove

MLS® #E4460464

**\$585,000**

4 Bedroom, 3.00 Bathroom, 2,056 sqft

Single Family on 0.00 Acres

Fenwyck, Spruce Grove, AB

Great New 2-Storey Family home backing onto a walking path in one of Spruce Grove's fastest growing communities! This 2000 sq ft home features 4 bedrooms, 3 full bathrooms & loads of great features! Open concept main floor with large open to above living room with tons of natural light. Kitchen is a great size with a HUGE pantry and quartz countertops. Dining area is perfect for hosting family & friends! Main floor bedroom makes a great den or bedroom space & there's a full 3pc bath too. Upstairs you'll find a large bonus room, ideal spot to watch a hockey game! Master suite has plenty of furniture space, a 5pc ensuite & walk in closet! 2 more bedrooms, great for kids or guests. UPSTAIRS LAUNDRY! Basement is unfinished and ready for future development. Double attached garage. Great deck to enjoy on warm evenings and the landscaping is already done too! Lot backs onto a walking path for some extra separation from neighbours. Close to shopping and parks too!

Built in 2024

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4460464  |
| Price     | \$585,000 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 2,056                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 22 Kiwyck Link |
| Area        | Spruce Grove   |
| Subdivision | Fenwyck        |
| City        | Spruce Grove   |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7X 3G7        |

### Amenities

|           |                                                                                                                                                  |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vinyl Windows, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                                                           |

### Interior

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

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                            |
| Exterior Features | Backs Onto Park/Trees, Flat Site, Level Land, Shopping Nearby |
| Roof              | Asphalt Shingles                                              |
| Construction      | Wood, Stone, Vinyl                                            |
| Foundation        | Concrete Perimeter                                            |

**Additional Information**

Date Listed           October 1st, 2025  
Days on Market     15  
Zoning                Zone 91

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