

Courtesy Of Jeff D Jackson Of Bode

# \$549,900 - 49 Ashbury Crescent, Spruce Grove

MLS® #E4417177

**\$549,900**

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 9â€™™ ceilings with flex room and impressive open-to-above great room, complete with a sleek 50â€• 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 9â€™™ ceilings in the basement, extra windows making it ideal for potential future development. Photos are representative.

Built in 2024

## Essential Information

MLS® #	E4417177
Price	\$549,900
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 January 6th, 2025  
Days on Market 88  
Zoning Zone 91

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Listing information last updated on April 4th, 2025 at 9:02pm MDT