

## **\$474,900 - 226 Lakeland Drive, Spruce Grove**

MLS® #E4446405

**\$474,900**

5 Bedroom, 3.00 Bathroom, 1,205 sqft

Single Family on 0.00 Acres

Lakewood\_SPGR, Spruce Grove, AB

This may be the one! With over 2400 sq. ft of living space, this spacious 5-bedroom home in the fantastic community of Lakewood is move-in ready with fresh paint and new carpet throughout. The upper level boasts 3 bedrooms, one being a large master with walk-in closet and 4-piece ensuite with jetted tub. The main floor showcases vaulted ceilings and lovely hardwood floors in the living/dining room, leading to the functional kitchen with breakfast nook and ceramic tile. From the kitchen you can watch your kids play in the lower-level family room, which features the gas fireplace, a 4th bedroom, 3-piece bath, laundry and access to the garage. And there is more! In the fully finished basement you will find the large 5th bedroom, a huge storage room and additional flex space for an office desk, workout area, or playroom. Additional upgrades include a new deck (2017), new shingles (2019), heated garage and newly poured driveway/walkway. This is truly a fantastic family home and a must see!

Built in 1995

### **Essential Information**

MLS® # E4446405

Price \$474,900

Bedrooms 5



Bathrooms	3.00
Full Baths	3
Square Footage	1,205
Acres	0.00
Year Built	1995
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	226 Lakeland Drive
Area	Spruce Grove
Subdivision	Lakewood_SPGR
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 3W6

### Amenities

Amenities	Carbon Monoxide Detectors, Deck, Detectors Smoke, Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                Concrete Perimeter

### **Additional Information**

Date Listed                July 7th, 2025

Days on Market            2

Zoning                      Zone 91



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 July 9th, 2025 at 5:33pm MDT