

## \$550,000 - 6 Lansing, Spruce Grove

MLS® #E4464456

**\$550,000**

3 Bedroom, 3.50 Bathroom, 2,056 sqft

Single Family on 0.00 Acres

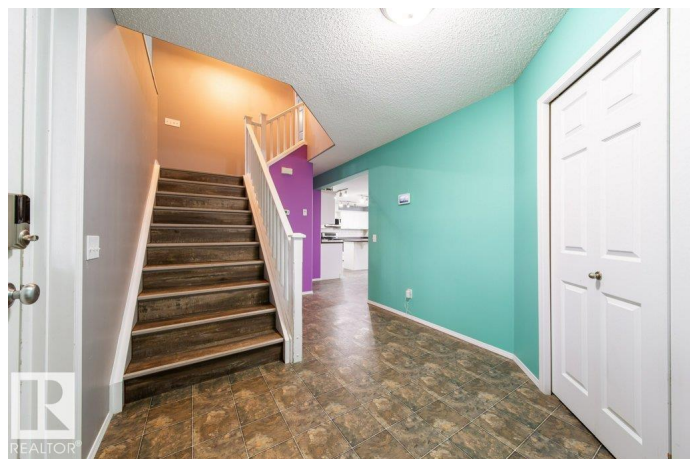
Lakewood\_SPGR, Spruce Grove, AB

Park-Back Fixer Opportunity! BACKING ONTO PARK & TRAILS! This 2-storey 2056 sq. ft. home offers huge potential for those willing to bring their tools & ideas. Features 4 bedrooms, 3.5 baths, a spacious open kitchen with island, corner pantry & sunny dining nook leading to a large 312 sq. ft. BBQ deck overlooking the massive pie lot & park. The main floor offers laundry, mudroom & 2-pc bath off the double attached garage. Upstairs showcases 3 generous bedrooms including a primary with walk-in closet & bright ensuite. A vaulted bonus room with built-in window bench is perfect for relaxing. The basement is fully finished with a 4th bedroom, 3-pc bath, and games room. Well-built home with solid bones â€” just needs your cosmetic touch! Quiet cul-de-sac location close to schools, parks & shopping.

Built in 2002

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4464456  |
| Price          | \$550,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,056     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2002                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 6 Lansing     |
| Area        | Spruce Grove  |
| Subdivision | Lakewood_SPGR |
| City        | Spruce Grove  |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T7X 4K3       |

### Amenities

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Hot Water Natural Gas, Smart/Program. Thermostat, Vinyl Windows |
| Parking Spaces | 2                                                                                      |
| Parking        | Double Garage Attached, Heated, Insulated, Over Sized                                  |

### Interior

|                   |                                                                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                   |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                                                |
| Fireplaces        | Direct Vent, Mantel, Tile Surround                                                                                                                                                                                 |
| Stories           | 3                                                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                                                |
| Basement          | Full, Partially Finished                                                                                                                                                                                           |

### Exterior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                  |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 3                  |
| 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 November 3rd, 2025 at 8:17am MST