

## \$459,900 - 28 Hope Common, Spruce Grove

MLS® #E4454808

**\$459,900**

3 Bedroom, 2.50 Bathroom, 1,303 sqft

Single Family on 0.00 Acres

Harvest Ridge, Spruce Grove, AB

This beautiful 1303 square foot 2-Storey built in 2016 is a fully finished, non-smoking, pet free home, with upgraded central air conditioning, and has a paved back lane with a 20' x 20' double garage. Open concept floor plan, recently painted walls and the kitchen is a chef's dream, with loads of counter space, soft close cabinets, pot lighting, crown molding over the cabinets, undermount sink, granite countertops and stainless steel appliances. The living room is spacious with WEST facing windows and a gas fireplace with shelving beside. Upstairs are 3 spacious bedrooms with an ensuite and walk-in closet off the master and a 4-piece bath. Fully finished basement with a large family room. Large deck out back, fully fenced and landscaped yard. Walking distance to schools, parks, playgrounds, and scenic walking trails.

Built in 2016

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454808  |
| Price          | \$459,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,303     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2016                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 28 Hope Common |
| Area        | Spruce Grove   |
| Subdivision | Harvest Ridge  |
| City        | Spruce Grove   |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7X 0X3        |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Air Conditioner, See Remarks |
| Parking   | Double Garage Detached       |

### Interior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                  |
| Fireplace         | Yes                                                                                                                                        |
| Fireplaces        | Glass Door                                                                                                                                 |
| Stories           | 3                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                             |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior          | Wood, Vinyl                                               |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                          |
| Construction      | Wood, Vinyl                                               |
| Foundation        | Concrete Perimeter                                        |

### School Information

High St. Peter the Apostle Cath

Additional Information

Date Listed August 27th, 2025  
Days on Market 19  
Zoning Zone 91



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