

Courtesy Of Troy Miller and Aaron W Farrell Of Exp Realty

## \$369,000 - 54 Westlake Drive, Spruce Grove

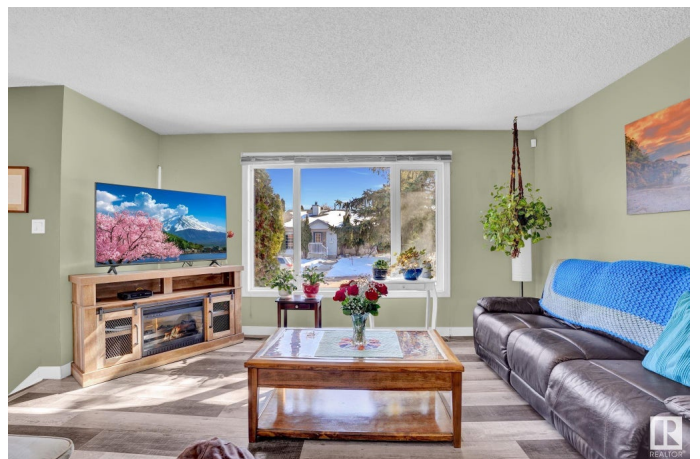
MLS® #E4427511

**\$369,000**

4 Bedroom, 2.00 Bathroom, 1,066 sqft  
Single Family on 0.00 Acres

West Grove, Spruce Grove, AB

FIND YOUR WAY HOME to this charming bi-level in West Grove, perfect for first-time homebuyers or small families. Step inside to an inviting open-concept living and dining area, ideal for entertaining and daily living. The spacious KITCHEN RECENTLY UPDATED IN 2022 is just off the dining room, offering QUARTZ COUNTERTOPS and plenty of cabinet space for all your cooking needs. With 3 bedrooms and a 4-piece bathroom on the main floor, there's a room for everyone. The side entrance leads to the fully finished basement, complete with a 4th bedroom, a cozy 2nd living room, a 3-piece bathroom, and a SECOND KITCHEN—perfect for extended family or guests. Step outside to your fully fenced backyard oasis, featuring a deck for summer BBQs and a fire pit for cozy evenings. All season comfort with the FURNACE AND HOTWATER TANK REPLACED IN 2020. Stay cool in summer with the CENTRAL AIR CONDITIONING. SHINGLES REPLACED IN 2018 and a NEW PAVED DRIVEWAY! Don't miss your chance to see this move-in-ready gem. A must-see!



Built in 1983

### Essential Information

MLS® #	E4427511
Price	\$369,000

Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,066
Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	54 Westlake Drive
Area	Spruce Grove
Subdivision	West Grove
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 1S9

### **Amenities**

Amenities	Deck, Fire Pit, Workshop
Parking Spaces	2
Parking	Stall

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Metal
Exterior Features	Corner Lot, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot

Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	17
Zoning	Zone 91

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Listing information last updated on April 12th, 2025 at 8:17am MDT