

## \$489,900 - 8 Waverley Crescent, Spruce Grove

MLS® #E4438152

**\$489,900**

4 Bedroom, 2.00 Bathroom, 1,784 sqft

Single Family on 0.00 Acres

Woodhaven\_SPGR, Spruce Grove, AB

This charming Woodhaven home, lovingly maintained by the same owners for 38 years, is ready for a new family to enjoy. Improvements over the past 10 years include newer windows, a roof(2020), hot water tank, renovated kitchen with new stainless steel appliances, & furnace (2023). The home boasts three bedrooms upstairs, full bath, plus a primary ensuite. The main level features two large family room spaces, two dining areas, a main floor den/bedroom, half bath, and laundry. The fully finished basement offers another large rec room with no shortage of storage. The property features a beautiful, large yard with perimeter trees for privacy, and an awning over the rear patio area for shade. The attached garage comes with all built-in shelving and is oversized. Great location, with walking distance to the Woodhaven Middle School, and on a quiet crescent. This home is surrounded by amazing neighbours and is in a family-friendly community. Meticulously maintained home.

Built in 1975

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4438152  |
| Price    | \$489,900 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 2                      |
| Square Footage | 1,784                  |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 8 Waverley Crescent |
| Area        | Spruce Grove        |
| Subdivision | Woodhaven_SPGR      |
| City        | Spruce Grove        |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7X 1N4             |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Vinyl Windows          |
| Parking   | Double Garage Attached |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-2, Natural Gas  |
| Stories           | 4  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Schools |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

Date Listed            May 23rd, 2025  
Days on Market      23  
Zoning                Zone 91

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