Courtesy Of . Simranpreet Kaur Of Exp Realty

$489,999 - 52 Amberley Bay, Spruce Grove

MLS® #E4445368

$489,999
3 Bedroom, 2.50 Bathroom, 1,790 sqft
Single Family on 0.00 Acres

Aspen Glen, Spruce Grove, AB

WALKOUT DUPLEX! NO CONDO FEES. Stunning 3 Bed, 2.5 Bath duplex with pond views! The main floor welcomes you with a bright foyer, modern kitchen with sleek high-gloss cabinetry, quartz countertops, stainless steel appliances, and a pantryâ€”perfect for cooking and entertaining. The family room has a cozy fireplace and large windows overlooking a pond, while the dining area is bathed in natural light, with patio doors out to an upper deck with a BBQ gas line. Upstairs features a bonus loft, laundry, and a spacious primary suite with ensuite & walk-in closet, plus 2 additional bedrooms sharing a full bath. The unfinished walkout basement with 9â€™ ceilings and roughed-in plumbing offers endless potential. Landscaped yard, triple-pane windows, Double garage - Perfect for families, investors, or downsizersâ€”minutes from schools, parks & shopping!

Built in 2023

Essential Information

MLS® #	E4445368
Price	$489,999
Bedrooms	3
Bathrooms	2.50
Full Baths	2

Half Baths	1
Square Footage	1,790
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	52 Amberley Bay
Area	Spruce Grove
Subdivision	Aspen Glen
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2X4

Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Walkout Basement
Parking	Double Garage Attached
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Composition, Vinyl
Exterior Features	Backs Onto Lake, Golf Nearby, Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Composition, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 2nd, 2025
Days on Market	30
Zoning	Zone 91

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Listing information last updated on August 1st, 2025 at 5:02pm MDT