

## \$450,000 - 46 Guenette Crescent, Spruce Grove

MLS® #E4450812

**\$450,000**

5 Bedroom, 3.00 Bathroom, 1,246 sqft

Single Family on 0.00 Acres

Grove Meadows, Spruce Grove, AB

Welcome to this 5 bedroom, 3 bathroom bungalow situated on a desirable corner lot in the heart of Grove Meadows, Spruce Grove. Offering over 2,200 sq ft of total living space, this home is perfect for families, multi-generational living, or anyone needing extra room to spread out. The main floor features a bright and spacious layout with large front windows, a cozy living room, and a functional kitchen with ample cabinetry, plenty of counter space, and a dining area. You'll find three generously sized bedrooms on the main level, including the primary suite with a 3-piece ensuite, and second bedroom that has been converted to a laundry room. The fully finished basement adds two additional large bedrooms, a full bathroom, a spacious family/rec room, and plenty of storage throughout. Enjoy year-round comfort with central air conditioning and the convenience of a heated double attached garage. Step outside to your private, fully fenced yard, complete with a storage shed, apple trees, and a large deck.

Built in 1992

### Essential Information

MLS® # E4450812

Price \$450,000

Bedrooms 5



Bathrooms	3.00
Full Baths	3
Square Footage	1,246
Acres	0.00
Year Built	1992
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	46 Guenette Crescent
Area	Spruce Grove
Subdivision	Grove Meadows
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 3G9

### Amenities

Amenities	Deck, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 31st, 2025

Days on Market                2

Zoning                            Zone 91

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