

## \$449,000 - 71 Hudson Cove, Spruce Grove

MLS® #E4453341

**\$449,000**

3 Bedroom, 3.50 Bathroom, 1,425 sqft

Single Family on 0.00 Acres

Harvest Ridge, Spruce Grove, AB

When the little things matter! This home is perfect for the first time buyer, young family or investor. So much packed into this two story home. From the private screened in porch to the open layout main floor, with a large living room highlighted by the fireplace, the kitchen with an abundance of counterspace and dining area leading to an incredibly well built covered deck for quiet nights in. The back yard has an upgraded retaining wall, RV / Boat storage and an oversized heated dream garage (30" x 19.5"). No back neighbors! Steps away from walking trails and a pond. Upstairs is functional for the family now and for years to come with three very good sized bedrooms. The primary has a three piece bathroom and the upper level is completed with a four piece bathroom. Down stairs is professionally built with a large living area, a three piece bathroom and plenty of storage space. Basement accented by some gorgeous barn doors. Location = perfect - close to the Tri, shopping, access to the Yellowhead & HWY 16x.

Built in 2014

### Essential Information

MLS® # E4453341

Price \$449,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,425                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 71 Hudson Cove |
| Area        | Spruce Grove   |
| Subdivision | Harvest Ridge  |
| City        | Spruce Grove   |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7X 0R8        |

### Amenities

|           |                                                                                                     |
|-----------|-----------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Deck, Detectors Smoke, Parking-Extra, R.V. Storage, See Remarks |
| Parking   | Double Garage Detached, Heated, Over Sized                                                          |

### Interior

|              |                                                                                                                                                      |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating      | Forced Air-1, Natural Gas                                                                                                                            |
| Fireplace    | Yes                                                                                                                                                  |
| Fireplaces   | Mantel                                                                                                                                               |
| Stories      | 3                                                                                                                                                    |
| Has Basement | Yes                                                                                                                                                  |
| Basement     | Full, Finished                                                                                                                                       |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                  |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Picnic Area, Playground |

Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby,  
See Remarks

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 4                 |
| Zoning         | Zone 91           |

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