

Courtesy Of Nadia Glavonjic Of Sterling Real Estate

## \$649,900 - 9 Sydwyck Circle, Spruce Grove

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MLS® #E4455480

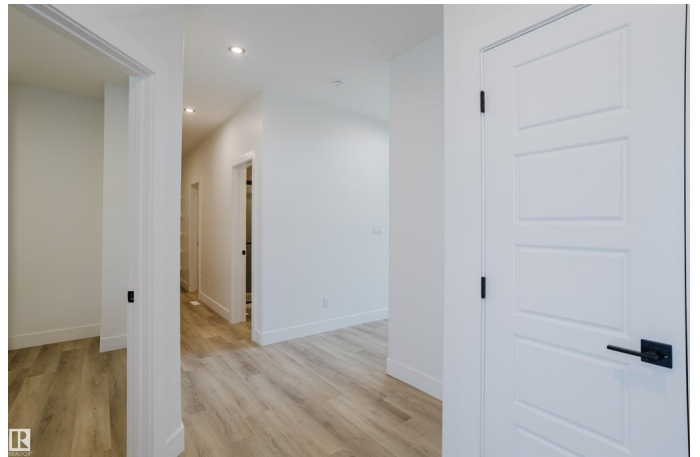
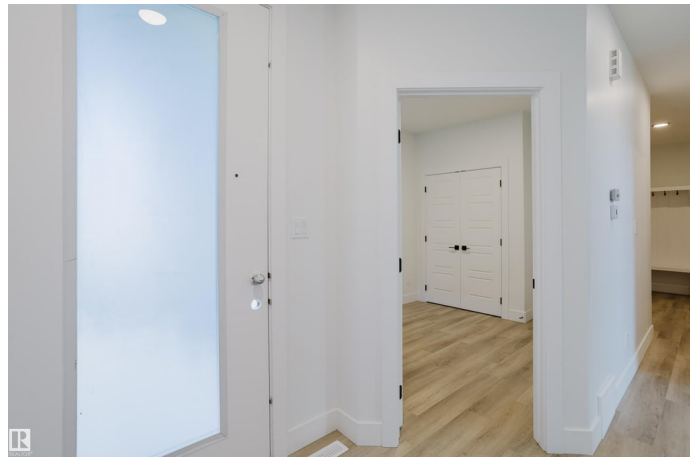
**\$649,900**

4 Bedroom, 3.00 Bathroom, 2,539 sqft

Single Family on 0.00 Acres

Fenwyck, Spruce Grove, AB

Welcome to this exceptional brand-new residence in the highly sought-after community of Fenwyck, Spruce Grove—where luxury, comfort, and thoughtful design come together in perfect harmony. This spacious home features a rare triple attached garage and a convenient side entrance, ideal for car enthusiasts, multi-generational living, or future suite potential. Inside, the bright main floor includes a well-appointed bedroom and full bath, perfect for guests. The heart of the home is the breathtaking open-to-below living room with soaring ceilings, a striking fireplace, and elegant glass railing that enhances the open-concept design. The extended gourmet kitchen boasts sleek quartz countertops, premium cabinetry, and a large walk-through pantry with shelving that connect to the mudroom. Stylish vinyl plank flooring adds elegance throughout. Upstairs, enjoy three spacious bedrooms, a versatile bonus room, and a luxurious primary suite. A private deck backs onto a tranquil walkway and nearby nature.



Built in 2025

### Essential Information

MLS® # E4455480

Price \$649,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,539                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 9 Sydwyck Circle |
| Area        | Spruce Grove     |
| Subdivision | Fenwyck          |
| City        | Spruce Grove     |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T7X 4C9          |

### Amenities

|           |                                                                                                                                   |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Deck, Exterior Walls- 2"x6", Hot Water Tankless, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | Triple Garage Attached                                                                                                            |

### Interior

|                   |                                         |
|-------------------|-----------------------------------------|
| Interior Features | ensuite bathroom                        |
| Appliances        | Garage Control, Garage Opener, Hood Fan |
| Heating           | Forced Air-1, Natural Gas               |
| Fireplace         | Yes                                     |
| Fireplaces        | Remote Control                          |
| Stories           | 2                                       |
| Has Basement      | Yes                                     |
| Basement          | Full, Unfinished                        |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                          |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                            |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 30th, 2025 |
| Days on Market | 15                |
| Zoning         | Zone 91           |

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Listing information last updated on September 14th, 2025 at 8:47am MDT