

## \$469,900 - 22 Westwyck Link, Spruce Grove

MLS® #E4463580

**\$469,900**

4 Bedroom, 3.00 Bathroom, 1,690 sqft

Single Family on 0.00 Acres

Fenwyck, Spruce Grove, AB

**\*\*MAIN FLOOR BEDROOM AND FULL WASHROOM\*\* SIDE ENTRY\*\*** Desirable community of Spruce Grove. This residence combines modern style with comfortable living, offering a layout thatâ€™s both functional and inviting. Step inside to discover an open-concept main floor featuring a warm living area with a cozy fireplace, a bright dining space, and a kitchen that blends elegance with practicality. The walk-through pantry and mudroom make daily routines effortless, while large windows fill the home with natural light. Upstairs, a spacious primary retreat awaits with a luxurious ensuite and a generous walk-in closet. Two additional bedrooms, a full bath, and a family lounge create the perfect setting for relaxation and connection. Every detail of this home has been thoughtfully crafted to provide comfort and convenience for todayâ€™s lifestyle. Located in a family-friendly neighborhood close to parks, schools, and walking trails, this property offers a perfect balance of tranquility and accessibility.

Built in 2025

### Essential Information

MLS® # E4463580

Price \$469,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,690                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 22 Westwyck Link |
| Area        | Spruce Grove     |
| Subdivision | Fenwyck          |
| City        | Spruce Grove     |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T7X 4G1          |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke |
| Parking   | Double Garage Detached               |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-1, Natural Gas |
| Fireplace    | Yes                       |
| Fireplaces   | None                      |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Unfinished          |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                              |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Stone, Vinyl                                                              |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 26th, 2025

Days on Market                2

Zoning                            Zone 91

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