

# \$410,000 - 12 Aralia Cove, Spruce Grove

MLS® #E4453222

**\$410,000**

3 Bedroom, 3.50 Bathroom, 1,289 sqft  
Single Family on 0.00 Acres

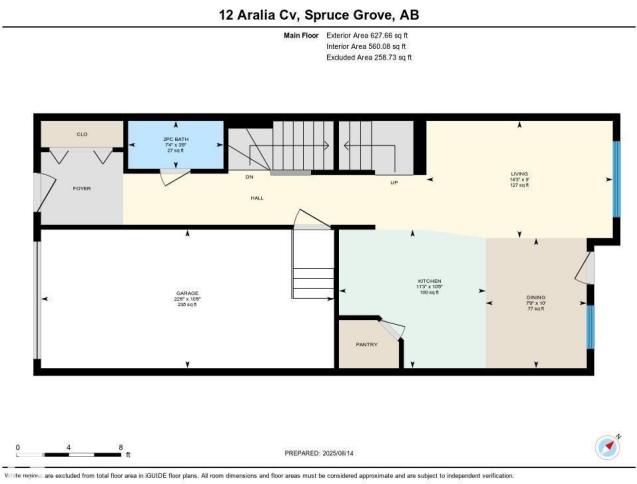
Aspen Glen, Spruce Grove, AB

Nestled in the desirable Aspen Glen community of Spruce Grove, this beautifully maintained 1,865 sqft family home offers the perfect blend of space and serenity, backing onto lush green space. Featuring three spacious bedrooms and 3.5 baths, this home includes a fully finished basement with a rec room, additional bathroom, and ample storage - ideal for growing families. The open-concept main level boasts a bright living area, modern kitchen, and convenient half bath. Upstairs, the primary bedroom features an ensuite, while two additional bedrooms share a full bath. Outside, enjoy summer BBQs on your deck in the fully fenced, landscaped yard. The single attached garage provides convenience, while the finished basement adds valuable living space. Don't miss this move-in ready gem in Aspen Glen - your dream home awaits!

Built in 2015

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453222  |
| Price          | \$410,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,289     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2015          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 12 Aralia Cove |
| Area        | Spruce Grove   |
| Subdivision | Aspen Glen     |
| City        | Spruce Grove   |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7X 0V4        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Attached |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Stories           | 3                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Finished                                                                                                      |

### Exterior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                           |
| Construction      | Wood, Vinyl                                                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                                                         |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 15th, 2025 |
|-------------|-------------------|

Days on Market 2

Zoning Zone 91

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Listing information last updated on August 17th, 2025 at 9:31am MDT