

## **\$739,900 - 132 50 Heatherglen Drive, Spruce Grove**

MLS® #E4442699

**\$739,900**

2 Bedroom, 3.00 Bathroom, 1,379 sqft

Condo / Townhouse on 0.00 Acres

Heatherglen, Spruce Grove, AB

Welcome to the sought after gated community of Heritage Creek in Spruce Grove!! This beautifully fully finished bungalow located in a quiet 55+ active adult community is equipped with two bedrooms, den, three bathrooms, and main floor laundry. As you enter the front door, you will instantly be met with a large open foyer leading to the open concept floorplan. The kitchen has a generous island complete with eating bar, gorgeous subway tile backsplash, ample cabinet space for storage, and stainless steel appliances Large primary bedroom is located on the main floor with a five-piece ensuite and large closet. Carpeted lower level includes a large recreation room, additional bedroom, three-piece bathroom, and utility room completes the space. Perfect for the buyer interested in rightsizing. Double attached garage (oversized) and impeccably selected high-end finishes top to bottom, there really is no bungalow that compares. Welcome to Heritage Creek... WELCOME HOME!!

Built in 2014

### **Essential Information**

MLS® #	E4442699
Price	\$739,900
Bedrooms	2
Bathrooms	3.00



Full Baths	3
Square Footage	1,379
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Detached Condominium
Style	Bungalow
Status	Active

### Community Information

Address	132 50 Heatherglen Drive
Area	Spruce Grove
Subdivision	Heatherglen
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0R6

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exercise Room, Fire Pit, Front Porch, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Television Connection, Vinyl Windows, HRV System, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached, Insulated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Gated Community, Golf Nearby, Landscaped, Low Maintenance Landscape, No Through Road, Paved Lane
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 16th, 2025
Days on Market	4
Zoning	Zone 91
Condo Fee	\$250

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