

# \$765,000 - 3 Sydwyck Circle, Spruce Grove

MLS® #E4454462

## \$765,000

5 Bedroom, 2.50 Bathroom, 1,524 sqft  
Single Family on 0.00 Acres

Fenwyck, Spruce Grove, AB

This beautifully designed bungalow by HRD Homes offers 1,522 sq ft of main-floor living plus a fully finished basement, perfect for families or entertaining. The main floor features a spacious primary bedroom with a walk-in closet and ensuite, along with a second bedroom and convenient main-floor laundry. The fully finished basement adds three additional bedrooms, providing ample space for guests or a growing family. High-end details include a custom plaster fireplace, a stunning plaster hood fan in the kitchen, and modern finishes throughout. Enjoy the convenience of a double-car garage with hot and cold water bibs. This home seamlessly combines style, functionality, and comfort in a prime location.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454462  |
| Price          | \$765,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,524     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3 Sydwyck Circle |
| Area        | Spruce Grove     |
| Subdivision | Fenwyck          |
| City        | Spruce Grove     |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T7X 0A0          |

### Amenities

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Detectors Smoke, See Remarks |
| Parking Spaces | 4                                                                        |
| Parking        | Double Garage Attached, Heated                                           |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                       |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                         |
| Construction      | Wood, Brick, Vinyl                                       |
| Foundation        | Concrete Perimeter                                       |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 23rd, 2025 |
| Days on Market | 84                |

## Zoning

## Zone 91

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Listing information last updated on November 15th, 2025 at 3:32pm MST