

# \$395,000 - 56 Austin Court, Spruce Grove

MLS® #E4452702

## \$395,000

2 Bedroom, 2.50 Bathroom, 1,451 sqft  
Single Family on 0.00 Acres

Aspen Glen, Spruce Grove, AB

This stunning half duplex offers the perfect blend of comfort, style, and functionality. Backing onto serene pond and green space in a quiet, family-friendly neighbourhood. From the moment you arrive, youâ€™ll appreciate the pride of ownership and thoughtful details throughout. the home features a walkout basement, two spacious primary suites each with their own ensuite, and convenient upstairs laundry. The oversized single attached garage has water, and is EV-ready (220 wiring in place), ideal for eco-conscious living. Inside, youâ€™ll find a bright open living space with large kitchen, and newer upgraded appliances, while the living space features a gas fireplace. Access the large main floor balcony overlooking the pond from the dining space. Outside boasts a large pie-shaped yard - perfect for entertaining, gardening, or simply enjoying the peaceful surroundings.



Built in 2013

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4452702  |
| Price      | \$395,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |

|                |               |
|----------------|---------------|
| Square Footage | 1,451         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 56 Austin Court |
| Area        | Spruce Grove    |
| Subdivision | Aspen Glen      |
| City        | Spruce Grove    |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T7X 0N4         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Walkout Basement       |
| Parking   | Single Garage Attached |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                             |
| Stories           | 2                                                                                                                     |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                      |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior          | Wood, Vinyl                               |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped |
| Roof              | Asphalt Shingles                          |
| Construction      | Wood, Vinyl                               |
| Foundation        | Concrete Perimeter                        |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 13th, 2025 |
|-------------|-------------------|

Days on Market 12

Zoning Zone 91

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 25th, 2025 at 5:47pm MDT