

Courtesy Of Kristie A Basaraba Of Century 21 Leading

## \$569,800 - 22 Kiwyck Link, Spruce Grove

MLS® #E4423976

**\$569,800**

4 Bedroom, 3.00 Bathroom, 2,079 sqft

Single Family on 0.00 Acres

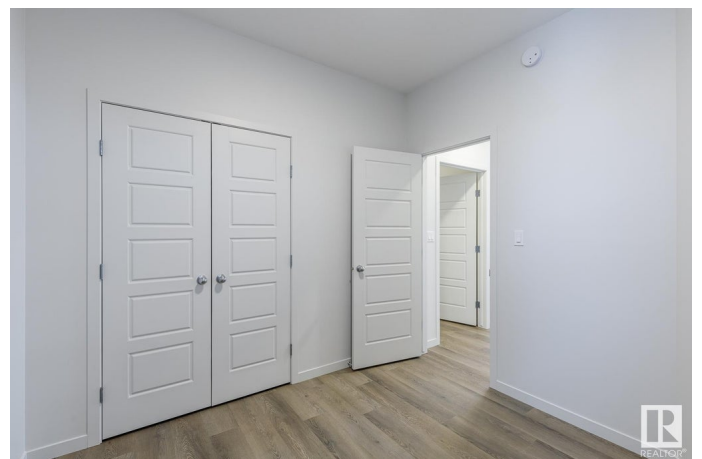
Fenwyck, Spruce Grove, AB

BRAND NEW HOME Built by Award Winning Builder Montorio Homes, Backing Walking Trail, the Salerno is a Classic Beauty Mixed with many Modern Details Featuring 18' Feet Open to Below in the Great Room c/w Electric Fireplace. The Floorplan is Ideal for Families Looking for Functional Living Spaces this home offers Bedroom/Full Bathroom on Main Floor, Mudroom and Walk-In Pantry. The Designer Kitchen has Plenty of Counterspace for Entertaining and Meal Preparation, an Abundance of Natural Light. Upgrades Include 9' Ceilings, Luxury Vinyl Plank, Soft Close Cabinets, Quartz Countertops, Railing with Metal Spindles and SEPERATE ENTRANCE to Basement for Future Rental Income. Live Among Scenic Luxury in the growing Community of Fenwyck. Fenwyck is an Expansive Community Bordering an 80 acre Environmental Reserve

Built in 2024

### Essential Information

MLS® #	E4423976
Price	\$569,800
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,079



Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	22 Kiwyck Link
Area	Spruce Grove
Subdivision	Fenwyck
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 3G7

### **Amenities**

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vinyl Windows, See Remarks, HRV System
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Opener, Hood Fan
Heating	Forced Air-1, Natural Gas
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Flat Site, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 4th, 2025

Days on Market 10

Zoning Zone 91

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Listing information last updated on March 14th, 2025 at 6:47am MDT