

# \$764,800 - 41 Avonlea Way, Spruce Grove

MLS® #E4431849

**\$764,800**

3 Bedroom, 4.00 Bathroom, 2,691 sqft  
Single Family on 0.00 Acres

Jesperdale, Spruce Grove, AB

This beautifully crafted 2,696sf home by New Era blends space, style, and functionality. The main floor features a chef-inspired kitchen with extended cabinetry, a walk-through pantry, and a versatile bedroom or home office with a full bath—ideal for guests or multigenerational living. The open-concept great room impresses with soaring ceilings and expansive windows that fill the space with natural light. Upstairs, the primary suite offers a spa-like ensuite and a large walk-in closet. A second bedroom also includes its own ensuite and walk-in closet—perfect for teens or guests. Two more bedrooms share a full bath, and the upper-level laundry adds everyday convenience. An oversized garage offers extra storage, and the home’s prime location provides quick access to schools, parks, and shopping. With upscale finishes and a smart layout, this home is designed for modern living.

Built in 2024

## Essential Information

MLS® #	E4431849
Price	\$764,800
Bedrooms	3
Bathrooms	4.00
Full Baths	4



Square Footage	2,691
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	41 Avonlea Way
Area	Spruce Grove
Subdivision	Jesperdale
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0Y3

### Amenities

Amenities	Ceiling 9 ft., Hot Water Tankless, No Smoking Home, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Hood Fan, See Remarks, Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

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

### Additional Information

Date Listed April 19th, 2025

Days on Market 1

Zoning Zone 91

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