

## **\$474,900 - 226 Lakeland Drive, Spruce Grove**

MLS® #E4446405

**\$474,900**

5 Bedroom, 3.00 Bathroom, 1,205 sqft

Single Family on 0.00 Acres

Lakewood\_SPGR, Spruce Grove, AB

This may be the one! With over 2400 sq. ft of living space, this spacious 5-bedroom home in the fantastic community of Lakewood is move-in ready with fresh paint and new carpet throughout. The upper level boasts 3 bedrooms, one being a large master with walk-in closet and 4-piece ensuite with jetted tub. The main floor showcases vaulted ceilings and lovely hardwood floors in the living/dining room, leading to the functional kitchen with breakfast nook and ceramic tile. From the kitchen you can watch your kids play in the lower-level family room, which features the gas fireplace, a 4th bedroom, 3-piece bath, laundry and access to the garage. And there is more! In the fully finished basement you will find the large 5th bedroom, a huge storage room and additional flex space for an office desk, workout area, or playroom. Additional upgrades include a new deck (2017), new shingles (2019), heated garage and newly poured driveway/walkway. This is truly a fantastic family home and a must see!

Built in 1995

### **Essential Information**

MLS® # E4446405

Price \$474,900

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,205                  |
| Acres          | 0.00                   |
| Year Built     | 1995                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 226 Lakeland Drive |
| Area        | Spruce Grove       |
| Subdivision | Lakewood_SPGR      |
| City        | Spruce Grove       |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7X 3W6            |

### Amenities

|           |   |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Deck, Detectors Smoke, Vinyl Windows |
| Parking   | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 4   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |

Foundation                      Concrete Perimeter

### **Additional Information**

Date Listed                      July 7th, 2025

Days on Market                1

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 July 8th, 2025 at 8:02am MDT