

## \$775,000 - 1 Lincoln Gate, Spruce Grove

MLS® #E4456045

**\$775,000**

4 Bedroom, 2.50 Bathroom, 1,588 sqft

Single Family on 0.00 Acres

Stoneshire, Spruce Grove, AB

A rare executive style bungalow, meticulously maintained, and fully loaded awaiting its new lucky homeowners in Spruce Grove! The home's beauty begins with stunning front landscaping on the corner lot, with sure to impress curb appeal as you enter the front door. Passing by the front den, you're welcomed into the open concept main floor adorned with hardwood floors, expansive chefs kitchen with SS appliances and gas stove, and cozy living room with gas fireplace and vaulted ceilings too. We can't forget the walkthrough pantry into the laundry/back mud room with access to the oversized HEATED double attached garage including man door to the backyard. Completing the main floor is the generous primary bedroom with 5 pc ensuite and walk in closet. The professionally finished basement adds another 3 great sized bedrooms, full bathroom, and living room with wet bar. In floor heating makes this space comfy year round! Finished off with a private backyard and fantastic location - this home is tough to beat!

Built in 2015

### Essential Information

MLS® # E4456045

Price \$775,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,588                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1 Lincoln Gate |
| Area        | Spruce Grove   |
| Subdivision | Stoneshire     |
| City        | Spruce Grove   |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7X 0N5        |

### Amenities

|                |                                                                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Bar, Deck, Front Porch, Hot Water Natural Gas, No Smoking Home, Vaulted Ceiling, Natural Gas BBQ Hookup, Natural Gas Stove Hookup |
| Parking Spaces | 4                                                                                                                                                  |
| Parking        | Double Garage Attached, Heated, Over Sized                                                                                                         |

### Interior

|                   |                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                             |
| Fireplaces        | Brick Facing                                                                                                                                                                    |
| Stories           | 2                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                                  |

**Exterior**

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                          |
| Exterior Features | Corner Lot, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                            |
| Construction      | Wood, Stone, Vinyl                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                          |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 11                  |
| Zoning         | Zone 91             |

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Listing information last updated on September 15th, 2025 at 2:32am MDT