

## \$489,900 - 13 Harrison Gate, Spruce Grove

MLS® #E4447251

**\$489,900**

3 Bedroom, 2.50 Bathroom, 1,664 sqft

Single Family on 0.00 Acres

Harvest Ridge, Spruce Grove, AB

As soon as you walk in the front door, quality and craftsmanship is evident in this stunning Garrison Built home! The main floor is open and inviting with tons of natural light, light oak vinyl plank floors and soaring ceilings which truly make the space feel grand. The kitchen is adorned with beautiful two tone cabinetry, upgraded fixtures and sprawling quartz countertops. Main floor also has a large living room, superb dining area, 2 pce bath and laundry room with ample cabinetry for storage. Upstairs you'll find a large primary bedroom with an amazing ensuite and walk-in closet - it is truly luxurious. There are also two other large bedrooms and a beautiful 4 pce bath. The basement is ready for your personal touch and can easily accommodate another bedroom. The home features an oversized rear detached garage with an 8 ft door. All of this in walking distance to K-9 and high schools in the neighbourhood and all the amenities Spruce Grove has to offer just minutes away. GST may be applicable.

Built in 2025

### Essential Information

MLS® # E4447251

Price \$489,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,664                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13 Harrison Gate |
| Area        | Spruce Grove     |
| Subdivision | Harvest Ridge    |
| City        | Spruce Grove     |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T7X 0X2          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

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

### Exterior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                               |
| Exterior Features | Back Lane, Golf Nearby, Partially Landscaped, Playground Nearby, Private Setting, Schools, Shopping Nearby, See Remarks, Partially Fenced |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 41              |
| Zoning         | Zone 91         |

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Listing information last updated on August 21st, 2025 at 4:02am MDT