

\$528,900 - 22 Ashton Gate, Spruce Grove

MLS® #E4453484

\$528,900

4 Bedroom, 2.50 Bathroom, 2,124 sqft

Single Family on 0.00 Acres

Aspen Glen, Spruce Grove, AB

Welcome Home! This AIR-CONDITIONED 2 Storey offers 4 bedrooms upstairs plus an office and bonus room—plenty of space for the whole family. The main floor features an open layout with hardwood throughout the kitchen, dining, and living areas. The kitchen includes ample cabinetry, a corner pantry, and stainless steel appliances with a new dishwasher and microwave hood fan. The dining area opens to the fenced backyard with deck and gas BBQ hookup, while the living room is warmed by a cozy gas fireplace. A main floor office, 2-piece bath, and laundry off the heated garage entrance add convenience. Upstairs, enjoy a vaulted bonus room, a large primary suite with walk-in closet and ensuite with jetted soaker tub plus separate shower and toilet area. Three additional bedrooms and a 4-piece bath complete the upper level. Close to all amenities in a family-friendly neighborhood!

Built in 2010

Essential Information

MLS® #	E4453484
Price	\$528,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	2,124
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	22 Ashton Gate
Area	Spruce Grove
Subdivision	Aspen Glen
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0H9

Amenities

Amenities	Air Conditioner, Deck, Front Porch, No Smoking Home, Vinyl Windows
Parking	Double Garage Attached, Heated

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed August 18th, 2025

Days on Market 2

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 August 20th, 2025 at 8:47am MDT