

## \$549,990 - 23 Westwyck Link, Spruce Grove

MLS® #E4442765

**\$549,990**

4 Bedroom, 3.00 Bathroom, 1,920 sqft

Single Family on 0.00 Acres

Fenwyck, Spruce Grove, AB

Detached front double car garage home on a regular lot in Fenwyck, backing onto a walking trail. This open-concept layout features a main floor bedroom with closet and full bath, a modern kitchen with quartz countertops and center island, plus a separate spice kitchen. The living room boasts open-to-below ceilings, an electric fireplace, and tile feature wall. Dining nook opens to the backyard. Vinyl flooring throughout main and upper floors, with elegant spindle railings. Upstairs includes a bonus room, laundry, and three bedrooms—primary with ensuite, walk-in closet, and indent ceiling. Basement has side entrance and two windows. Includes all appliances and blinds on main and upper floors. Fenwyck is one of the most sought-after communities, surrounded by 80 acres of preserved forest, offering peaceful natural living near city convenience. Just 11 minutes from Edmonton with direct access to Hwy 16A via Pioneer Road—ideal for first-time buyers or families seeking their forever home.

Built in 2025

### Essential Information

MLS® # E4442765

Price \$549,990

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,920
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	23 Westwyck Link
Area	Spruce Grove
Subdivision	Fenwyck
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 3H1

### Amenities

Amenities	No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Countertop Electric, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 17th, 2025  
Days on Market        16  
Zoning                    Zone 91

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