

# \$365,000 - 44 Austin Court, Spruce Grove

MLS® #E4457960

## \$365,000

3 Bedroom, 2.50 Bathroom, 1,428 sqft  
Single Family on 0.00 Acres

Jesperdale, Spruce Grove, AB

Welcome to this inviting half duplex, perfectly situated on the 13th hole of The Links golf course in Spruce Grove. Built in 2012, this home blends comfort and convenience with a single attached garage and thoughtful layout. The main floor offers a bright open concept design with modern finishes, stainless steel appliances, and a cozy dining area that opens onto your private yard with beautiful golf course views. Upstairs, youâ€™™ll find three spacious bedrooms including a primary suite with walk-in closet and ensuite, along with an additional full bathroom. A convenient half bath is located on the main level for guests. With 2.5 bathrooms in total, this home provides the space and function every family needs. Whether youâ€™™re relaxing at home, enjoying the green views, or exploring nearby parks, schools, and amenities, this property offers an ideal lifestyle in one of Spruce Groveâ€™™s most desirable locations.

Built in 2012

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4457960  |
| Price      | \$365,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,428         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 44 Austin Court |
| Area        | Spruce Grove    |
| Subdivision | Jesperdale      |
| City        | Spruce Grove    |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T7X 4R5         |

### Amenities

|           |                                                          |
|-----------|----------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, No Smoking Home, Walkout Basement |
| Parking   | Single Garage Attached                                   |

### Interior

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

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                    |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby |
| Roof              | Asphalt Shingles                                                                      |
| Construction      | Wood, Brick, Vinyl                                                                    |
| Foundation        | Concrete Perimeter                                                                    |

### School Information

|            |                       |
|------------|-----------------------|
| Elementary | Millgrove School      |
| Middle     | Greystone School      |
| High       | Composite High School |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 3                    |
| Zoning         | Zone 91              |

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Listing information last updated on September 18th, 2025 at 2:47am MDT