

## \$509,900 - 12 Harrison Gate, Spruce Grove

MLS® #E4463510

**\$509,900**

4 Bedroom, 3.50 Bathroom, 1,410 sqft

Single Family on 0.00 Acres

Harvest Ridge, Spruce Grove, AB

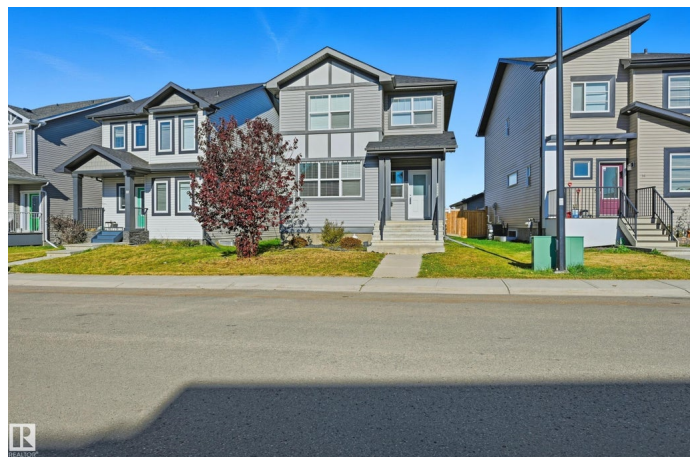
Welcome to this beautifully maintained 4-BEDROOM & 4-BATHROOM 2-storey home that combines comfort, style, and functionality. There is a LEGAL- BASEMENT SUITE in the basement with its own 220V and kitchen. The property also has charming curb appeal to the bright, open-concept interior. This property is designed for modern living. Step inside to a spacious main floor featuring a contemporary kitchen with rich cabinetry, stainless steel appliances, and a large island that overlooks the dining and living areas – perfect for entertaining family and friends. Natural light floods the space through large windows, highlighting the fresh, neutral tones and warm flooring throughout. Upstairs, you™ll find generously sized bedrooms, including a serene primary suite with ample closet space. Outside, the fully landscaped yard provides the perfect mix of green space and privacy, while the front porch offers a cozy spot to enjoy your morning coffee or evening sunset. There is only one thing left to say, WELCOME HOME!

Built in 2016

### Essential Information

MLS® # E4463510

Price \$509,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,410                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12 Harrison Gate |
| Area        | Spruce Grove     |
| Subdivision | Harvest Ridge    |
| City        | Spruce Grove     |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T7X 0A5          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, See Remarks      |
| Parking   | Single Garage Detached |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                              |
| Appliances        | Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas                                                                     |
| Stories           | 3                                                                                             |
| Has Suite         | Yes                                                                                           |
| Has Basement      | Yes                                                                                           |
| Basement          | Full, Finished                                                                                |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior          | Wood, Vinyl      |
| Exterior Features | See Remarks      |
| Roof              | Asphalt Shingles |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 8                  |
| 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 October 31st, 2025 at 10:47pm MDT