

## \$455,000 - 34 Hope Common, Spruce Grove

MLS® #E4453272

**\$455,000**

3 Bedroom, 2.50 Bathroom, 1,569 sqft

Single Family on 0.00 Acres

Harvest Ridge, Spruce Grove, AB

Welcome to 34 Hope Common in family-friendly Harvest Ridge! This stylish 2-storey home offers modern living space with 3 bedrooms, 2.5 baths, central AC and a bonus room. The bright kitchen features upgraded quartz countertops, ivory shaker cabinets, stainless steel appliances, a tile backsplash, and a walk-in corner pantry. Enjoy engineered oak hardwood on the main floor, with a spacious dining area and cozy living room. The upper level boasts a king-sized primary bedroom with a walk-in closet and ensuite with glass shower, plus two additional bedrooms and a full bath. A bonus room adds flexible living space. The fenced yard offers alley access to a double garage. Unfinished basement with 3 at-grade windows offers future potential. Move-in ready and perfectly located!

Built in 2016

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453272  |
| Price          | \$455,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,569     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2016                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 34 Hope Common |
| Area        | Spruce Grove   |
| Subdivision | Harvest Ridge  |
| City        | Spruce Grove   |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7X 0X3        |

### Amenities

|           |                                                                                                           |
|-----------|-----------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, HRV System |
| Parking   | Double Garage Detached                                                                                    |

### Interior

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

### Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                      |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Private Setting, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                 |
| Construction      | Wood, Vinyl                                                                                      |
| Foundation        | Concrete Perimeter                                                                               |

### Additional Information

Date Listed August 15th, 2025

Days on Market 25

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 September 9th, 2025 at 8:32pm MDT