

## \$775,000 - 1 Lincoln Gate, Spruce Grove

MLS® #E4456045

**\$775,000**

4 Bedroom, 2.50 Bathroom, 1,588 sqft

Single Family on 0.00 Acres

Stoneshire, Spruce Grove, AB

A rare executive style bungalow, meticulously maintained, and fully loaded awaiting its new lucky homeowners in Spruce Grove! The home's beauty begins with stunning front landscaping on the corner lot, with sure to impress curb appeal as you enter the front door. Passing by the front den, you're welcomed into the open concept main floor adorned with hardwood floors, expansive chefs kitchen with SS appliances and gas stove, and cozy living room with gas fireplace and vaulted ceilings too. We can't forget the walkthrough pantry into the laundry/back mud room with access to the oversized HEATED double attached garage including man door to the backyard. Completing the main floor is the generous primary bedroom with 5 pc ensuite and walk in closet. The professionally finished basement adds another 3 great sized bedrooms, full bathroom, and living room with wet bar. In floor heating makes this space comfy year round! Finished off with a private backyard and fantastic location - this home is tough to beat!

Built in 2015

### Essential Information

MLS® # E4456045

Price \$775,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,588
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	1 Lincoln Gate
Area	Spruce Grove
Subdivision	Stoneshire
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0N5

### Amenities

Amenities	Air Conditioner, Bar, Deck, Front Porch, Hot Water Natural Gas, No Smoking Home, Vaulted Ceiling, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
Parking Spaces	4
Parking	Double Garage Attached, Heated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Corner Lot, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 4th, 2025
Days on Market	5
Zoning	Zone 91

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