

## \$549,900 - 18 Norwyck Way, Spruce Grove

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MLS® #E4456998

**\$549,900**

4 Bedroom, 3.00 Bathroom, 2,009 sqft

Single Family on 0.00 Acres

Fenwyck, Spruce Grove, AB

Detached front double car garage home on a regular lot in Fenwyck. 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® #    | E4456998  |
| Price     | \$549,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |

|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 2,009                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 18 Norwyck Way |
| 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 September 10th, 2025

Days on Market 55

Zoning Zone 91

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Listing information last updated on November 4th, 2025 at 5:02pm MST