

## \$469,800 - 46 Matthew Road, Spruce Grove

MLS® #E4462025

**\$469,800**

4 Bedroom, 2.00 Bathroom, 1,215 sqft

Single Family on 0.00 Acres

Millgrove, Spruce Grove, AB

Backing onto Millgrove Park! This fantastic 4-bedroom home is fully finished and substantially renovated, ready to welcome its new owners. Very little of this home has been left untouched: NEW kitchen with island, stainless steel appliances and under cabinet lighting, NEW 3rd level bath with tiled walk-in shower, ALL NEW carpet and vinyl flooring on 3 levels, and new baseboards and fresh paint throughout. An updated bath and three large bedrooms can be found on the upper level, including the master with walk-in closet. The fourth bedroom is on the family room level, with the fully-finished basement area offering additional living space or a 5th bedroom option. Other upgrades include a new roof (2019), new hot water tank (2021) and some new windows (2017). With direct backyard access to the park and playground, you will love the location and what this property has to offer. Come take a look and spend Christmas 2025 in your new home!

Built in 1989

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4462025  |
| Price     | \$469,800 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,215                  |
| Acres          | 0.00                   |
| Year Built     | 1989                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 46 Matthew Road |
| Area        | Spruce Grove    |
| Subdivision | Millgrove       |
| City        | Spruce Grove    |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T7X 2R5         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Detectors Smoke  |
| Parking   | Double Garage Attached |

### Interior

|              |                                                                                                                      |
|--------------|----------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                            |
| Stories      | 4                                                                                                                    |
| Has Basement | Yes                                                                                                                  |
| Basement     | Full, Finished                                                                                                       |

### Exterior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                          |
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                      |
| Construction      | Wood, Stucco                                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                                    |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 26                 |
| 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 November 9th, 2025 at 11:17am MST