

## \$829,000 - 49 Lincoln Green, Spruce Grove

MLS® #E4428647

**\$829,000**

6 Bedroom, 3.50 Bathroom, 2,505 sqft

Single Family on 0.00 Acres

Stoneshire, Spruce Grove, AB

Breaking the bar for luxury homes, this executive 2 storey is selectively located on a premium lot, with a pergola-perfect party deck, all backing the beauty of the manicured Links golf course. With 3,615 of air-conditioned living space, this home is the epitome of the lavish lifestyle you deserve. Decadent hardwood floors flow beyond the front office, 2pc powder-room & into the contemporary dining room, as fresh paint graces every wall. An array of windows illuminates the expansive open-concept main floor. The kitchen presents granite counters, high-end appliances & butler pantry, which compliments the sophistication of the living room, with its stone-faced fireplace. Private quarters upstairs consist of the primary bedroom, blessed by 5pc ensuite, along with 3 additional bedrooms, sharing the common area of a flex space; all serviced by same floor laundry & 4pc main bathroom. A finished basement offers 2 more bedrooms, rec room w/wet bar & 4th full bathroom. Triple tandem heated garage with epoxy floor!

Built in 2013

### Essential Information

MLS® # E4428647

Price \$829,000

Bedrooms 6



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,505
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	49 Lincoln Green
Area	Spruce Grove
Subdivision	Stoneshire
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0N5

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Bar, Deck, Detectors Smoke, No Smoking Home, Smart/Program. Thermostat, Secured Parking, Vinyl Windows, Wet Bar
Parking	Front Drive Access, Heated, Tandem, Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks, TV Wall Mount, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, No Through Road, Paved Lane, Picnic Area, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 2nd, 2025
Days on Market	16
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 April 18th, 2025 at 7:17pm MDT