

## \$410,000 - 405 Pioneer Road, Spruce Grove

MLS® #E4446313

**\$410,000**

3 Bedroom, 2.50 Bathroom, 1,412 sqft

Single Family on 0.00 Acres

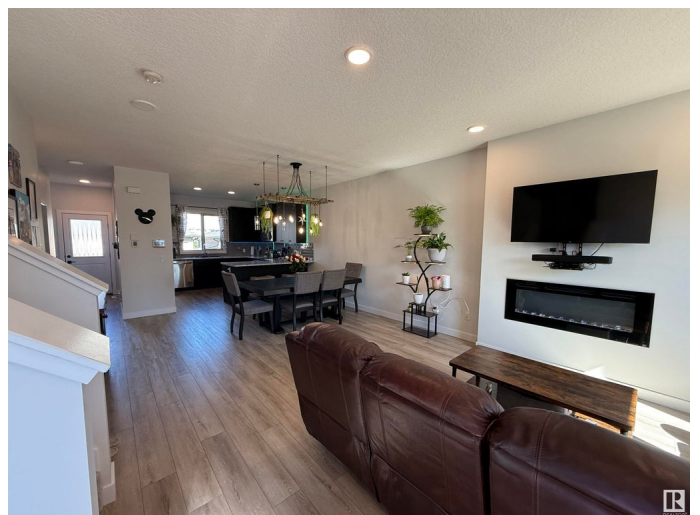
Prescott, Spruce Grove, AB

This meticulously maintained 3 bedroom, 2.5 bathroom townhouse offers over 1100 sq ft of thoughtfully designed living space. Enjoy soaring ceilings, upgraded lighting, and a modern kitchen with stainless steel appliances. The open-concept main floor is perfect for everyday living and entertaining, while the upper level provides three spacious bedrooms, including a peaceful primary retreat. The unfinished basement features a large window, giving you the perfect opportunity to add a 4th bedroom or flex space. Step outside to one of the most beautifully kept yards around—complete with garden boxes, a private patio area, and plenty of space to unwind. A double detached garage and ample street parking provide ultimate convenience. Located near the highly sought-after Prescott School, this home offers walkable access without the hassle of high traffic. Clean, stylish, and move-in ready—this is the one you’ve been waiting for!

Built in 2020

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4446313  |
| Price     | \$410,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                      |
|----------------|----------------------|
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,412                |
| Acres          | 0.00                 |
| Year Built     | 2020                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 405 Pioneer Road |
| Area        | Spruce Grove     |
| Subdivision | Prescott         |
| City        | Spruce Grove     |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T7X 0T2          |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Deck, Detectors Smoke, No Smoking Home |
| Parking   | Double Garage Detached                 |

### Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                             |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                    |
| Fireplace         | Yes                                                                                                                                          |
| Fireplaces        | Insert                                                                                                                                       |
| Stories           | 2                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                          |
| Basement          | Full, Unfinished                                                                                                                             |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                              |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |

Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

School Information

Elementary Prescott Learning Centre  
Middle Prescott Learning Centre  
High Composite High School

Additional Information

Date Listed July 7th, 2025  
Days on Market 25  
Zoning Zone 91



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