

## \$649,000 - 1 Lincoln Cove, Spruce Grove

MLS® #E4447326

**\$649,000**

3 Bedroom, 3.00 Bathroom, 1,424 sqft

Single Family on 0.00 Acres

Stoneshire, Spruce Grove, AB

Adult 55+ EXECUTIVE Bungalow on Lincoln Cove ~ Covered Front Veranda (14' x 7') ~ 3 Brdm + Den (or 4th Brdm) ~ 3 Bath ~ Main Flr Laundry ~ Open Concept Living Accented w/ Natural Light ~ Nook w/ Built-In Desk ~ Transom Windows throughout Main ~ Gourmet Kitchen w/ Large Island, Corner Pantry & Granite ~ Glass Block Features ~ Gas Fireplace ~ Full Finished Lower Level includes Family/ Rec Rm, 2bdrms, Executive Refreshment , Bath & Enormous Utility/ Storage Rm ~ NEW Germinator Ultra Violet Air Treatment System ~ Dual Zone Heat (Main & Lower Separate Thermostats) ~ Covered Back Deck (10' x 11') ~ Handy Floor Drain in Heated Double Garage (23' x 19')~ Underground Sprinkler System ~ Air Conditioned ~ Vacuum System ~ Electric Fence Installed ~ ALL Window Coverings ~ Close to The Links Golf Course ~ Welcome to 1 Lincoln Cove !!

Built in 2013

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447326  |
| Price          | \$649,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,424     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2013          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | Bungalow      |
| Status     | Active        |

### Community Information

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

### Amenities

|           |                                                                                   |
|-----------|-----------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, No Smoking Home, Vacuum System-Roughed-In |
| Parking   | Double Garage Attached                                                            |

### Interior

|                   |                                                                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                                                                                    |
| Fireplaces        | Mantel                                                                                                                                                                                                                                 |
| Stories           | 2                                                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                                                                                                         |

### Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                         |
| Exterior Features | Corner Lot, Cul-De-Sac, Golf Nearby, No Back Lane, No Through Road, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                           |
| Construction      | Wood, Stone, Vinyl                                                                                         |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 10th, 2025  
Days on Market                97  
Zoning                              Zone 91  
HOA Fees                         160  
HOA Fees Freq.                Monthly

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