

## \$799,900 - 7 Marlboro Place, Spruce Grove

MLS® #E4445654

**\$799,900**

3 Bedroom, 4.00 Bathroom, 3,407 sqft

Single Family on 0.00 Acres

Millgrove, Spruce Grove, AB

One of a Kind!!! This incredible, beautifully updated 2-storey is the perfect place to entertain! The kitchen is a true masterpiece, with a custom-built island, high-end appliances, and superb craftsmanship. A beautiful formal dining room can accommodate large dinner parties. The family room is spectacular, with vaulted ceilings and an impressive, stone-faced fireplace. A regal living room and attached den make the perfect study. The master is lovely, with a 4-pc ensuite and a fantastic, custom dressing room and closet. Two more bedrooms and a 4-pc bath complete the upper floor. A fully finished basement offers a wet bar, rec/games room! This stunning home sits on a Huge pie lot with beautiful landscaping, amazing hot tub, a brand new driveway, an oversized, double attached garage, and a second 14x26 garage in the back with alley access. Situated in a mature neighbourhood, close to parks and the Heritage Trail System, you will be proud to raise your family here.

Built in 1979

### Essential Information

MLS® # E4445654

Price \$799,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 3,407                  |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7 Marlboro Place |
| Area        | Spruce Grove     |
| Subdivision | Millgrove        |
| City        | Spruce Grove     |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T7X 2P1          |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Amenities      | Air Conditioner, No Smoking Home, Patio                    |
| Parking Spaces | 6                                                          |
| Parking        | Double Garage Attached, Over Sized, Single Garage Detached |

### Interior

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Hot Tub |
| Heating           | Forced Air-1, Forced Air-2, Natural Gas                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                    |
| Fireplaces        | Stone Facing                                                                                                                                                           |
| Stories           | 3                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                                         |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                               |
| Exterior Features | Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, |

Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 81             |
| Zoning         | Zone 91        |

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