

\$554,900 - 26 Norwyck Way, Spruce Grove

\$554,900

Fenwyck, Spruce Grove, AB

Architectural elevation drawing of a two-story house with a gabled roof. The drawing includes the following dimensions and specifications:

- Overall Dimensions:**
 - Overall Height: 22'-10 3/8" (6.84 m)
 - Overall Width: 35'-2 3/8" (10.41 m)
- Roof:**
 - Roof Pitch: 12/7
 - Material: UNVENTED ALUMINUM 5/16" MIN. THICK OR GREATER AS PER STANDARD IF SIDE PARD IS 1.2M OR LESS.
- Second Floor:**
 - Window: 78/60 (width/height)
 - Trim: 4" TRIM
 - Board & Batts: BOARD & BATTENS
 - Top of Window: 7'-6" TOP OF WINDOW
 - Upper Floor: UPPER FLR. 3" MIN. FROM FLOOR TO BOTTOM WINDOW SILL AS PER BYLAW
- First Floor:**
 - Garage Door: 18'0" x 8'0" (5.49 x 2.44 m)
 - Trim: 4" TRIM
 - Door: 36/78 (width/height)
 - Trim: 4" TRIM
 - Board & Batts: BOARD & BATTENS
 - Shadow Board: 4" SHADOW BOARD
 - Vertical Siding: VERTICAL SIDING
 - Finished Floor: FINISHED FLOOR
- Foundation:**
 - Pre-cast Conc. Landing & Steps: PRE-CAST CONC. LANDING & STEPS

Essential Information

MLS® #	E4443132
Price	\$554,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,900
Acres	0.00
Year Built	2025

Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	26 Norwyck Way
Area	Spruce Grove
Subdivision	Fenwyck
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 1Y1

Amenities

Amenities	Ceiling 9 ft., Closet Organizer
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 19th, 2025
Days on Market	17



Zoning

Zone 91



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