

## \$415,000 - 1 Vista Street, Spruce Grove

MLS® #E4432719

**\$415,000**

4 Bedroom, 2.50 Bathroom, 1,379 sqft

Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

Welcome to your new home in Spruce Village. Situated on a corner lot, this 1378 sqft above grade, 4 bedroom, 2.5 bath home with fenced yard & double garage ticks all of the boxes! Huge, bright kitchen perfectly set up for entertaining family & friends, with lots of cupboards, scores of counterspace, pantry & room to entertain! The spacious living room overlooks the veranda & front yard; 2-pc bath and front & back door closets complete main floor. Primary bedroom is over size with cheater ensuite. Add in 2 more bedrooms, linen closet and shared 4-pc ensuite/main bath! Basement finished with THEATRE ROOM, 4th bedroom, 3-pc bath, laundry and storage! Almost 2000 sq ft fully finished living space. Fully fenced yard & large deck for those summer nights. Bonus: brand new roof & hot water tank plus central A/C. Lane access with double garage plus tons of street parking. Book your showing today!

Built in 2006

### Essential Information

MLS® #	E4432719
Price	\$415,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,379
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1 Vista Street
Area	Spruce Grove
Subdivision	Spruce Village
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4P6

### Amenities

Amenities	On Street Parking, Deck, Front Porch, No Smoking Home
Parking	Double Garage Detached, Rear Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 25th, 2025

Days on Market 4

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 29th, 2025 at 10:32am MDT