

## \$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

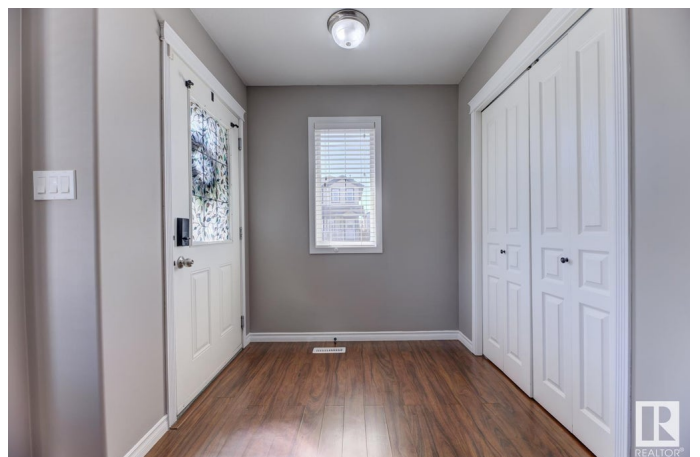
Spruce Village, Spruce Grove, AB

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.

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 8

Zoning Zone 91

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Listing information last updated on May 3rd, 2025 at 8:47am MDT