

## \$409,900 - 47 Spruce Village Drive, Spruce Grove

MLS® #E4439882

**\$409,900**

3 Bedroom, 2.50 Bathroom, 1,378 sqft

Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

Located in the great neighbourhood of Spruce Village, this house is situated in the northeast part of Spruce Grove, which makes for a quick and easy commute to west Edmonton. Also, you are a short walk to Jubilee Park and its playground and spray park. The home itself is 1,378 sqft on 2 levels, and has 3 bedrooms and 2-1/2 bathrooms that include a 3-piece ensuite off the Primary bedroom. The Primary bedroom is a generous size and has a walk-in closet. The eat-in kitchen has lots of cabinets and has tile floors, and through its back entrance, is a deck overlooking the double garage in the sunny, west-facing backyard. The front living room has beautiful hardwood floors and overlooks your large veranda which is perfect for morning coffee. This home is near loads of shopping, restaurants and other amenities.

Built in 2010

### Essential Information

MLS® #	E4439882
Price	\$409,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,378



Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	47 Spruce Village Drive
Area	Spruce Grove
Subdivision	Spruce Village
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0H1

### Amenities

Amenities	Closet Organizers, Deck
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Brookwood School
Middle	Greystone Centennial
High	Spruce Grove Composite

### Additional Information

Date Listed	June 2nd, 2025
Days on Market	15
Zoning	Zone 91



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