

## **\$324,900 - 33 Ventura Street, Spruce Grove**

MLS® #E4449135

**\$324,900**

3 Bedroom, 1.50 Bathroom, 1,195 sqft

Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

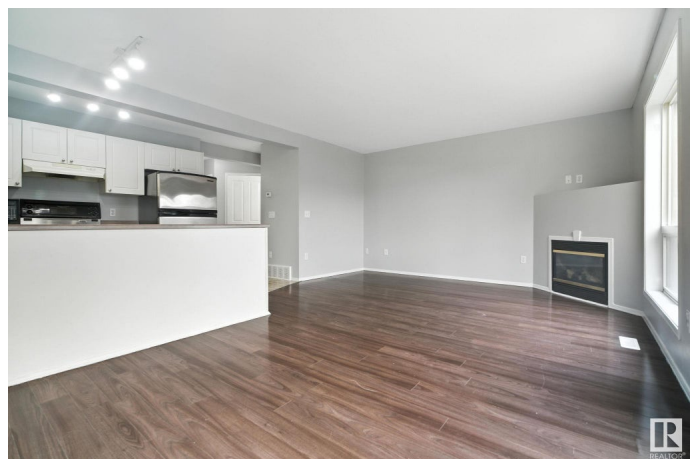
Affordability at its finest! Located in one of the most desired neighborhoods with so many amenities at your fingertips, this 1200+ sq ft half duplex can be your next home! Some of the many upgrades include BRAND NEW SHINGLES, brand new flooring on the upper level, furnace and ductwork cleaned and freshly painted. The open concept living room has a fireplace and large bright window overlooking the backyard. Great functional kitchen next to dining area with patio door to the deck and sunny west facing fenced backyard. The main floor is completed with a convenient two piece bathroom! The upper level consists of 3 bedrooms, a 4 piece main bath and large walk in closet in the 2nd bedroom. Undeveloped basement would perfectly fit a family room, bathroom, laundry room and storage. Single attached garage completes the picture. Located in the Family Friendly Neighborhood of Spruce Village within walking distance to parks, Jubilee Park, amenities and schools. Quick access to Hwy 16 & 16A Great value!

Built in 2003

### **Essential Information**

MLS® # E4449135

Price \$324,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 1.50          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,195         |
| Acres          | 0.00          |
| Year Built     | 2003          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 33 Ventura Street |
| Area        | Spruce Grove      |
| Subdivision | Spruce Village    |
| City        | Spruce Grove      |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T7X 4M7           |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home |
| Parking   | Single Garage Attached                |

### Interior

|              |                                                                                                 |
|--------------|-------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-2, Natural Gas                                                                       |
| Fireplace    | Yes                                                                                             |
| Fireplaces   | Corner                                                                                          |
| Stories      | 2                                                                                               |
| Has Basement | Yes                                                                                             |
| Basement     | Full, Unfinished                                                                                |

### Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                            |
| Exterior Features | Fenced, Golf Nearby, 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 22nd, 2025 |
| Days on Market | 33              |
| Zoning         | Zone 91         |

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Listing information last updated on August 24th, 2025 at 10:47am MDT