

\$325,000 - 9 Ventura Street, Spruce Grove

MLS® #E4428718

\$325,000

3 Bedroom, 1.50 Bathroom, 1,227 sqft
Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

Well-maintained 2-storey half-duplex with attached garage (11Wx21L, insulated) in the family-friendly community of Spruce Village. This charming 1,230 square foot (plus full basement) home features a fantastic functional floor plan with a bright, open concept main level. On the main: 2-pc powder room, living room with corner gas fireplace, dining area with deck access and kitchen with eat-up island and built-in dishwasher. Upstairs: 3 generous-sized bedrooms and a 4-piece bathroom. The unfinished basement, with laundry, is awaiting your finishing touches. Outside: fully fenced back yard with a large deck. Located near schools and all the amenities of Spruce Grove. See it in person before itâ€™s gone!

Built in 2003

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4428718 |
| Price | \$325,000 |
| Bedrooms | 3 |
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,227 |
| Acres | 0.00 |



| | |
|------------|---------------|
| Year Built | 2003 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 9 Ventura Street |
| Area | Spruce Grove |
| Subdivision | Spruce Village |
| City | Spruce Grove |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7X 4M6 |

Amenities

| | |
|-----------|---|
| Amenities | Deck, Detectors Smoke, Dog Run-Fenced In, Front Porch |
| Parking | Insulated, Single Garage Attached |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Corner |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Fenced, Golf Nearby, Picnic Area, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|-------------|-----------------|
| Date Listed | April 3rd, 2025 |
|-------------|-----------------|

Days on Market 8

Zoning Zone 91

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