

## \$355,000 - 4 Vanessa Avenue, Spruce Grove

MLS® #E4444213

**\$355,000**

3 Bedroom, 3.50 Bathroom, 1,214 sqft

Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

Walking distance to Jubilee Park! This well-maintained half-duplex offers a fantastic location steps to parks, schools, shopping, restaurants, and more. The main floor features durable laminate flooring, a functional U-shaped kitchen with rich-toned cabinetry, plenty of counter space, a bright dinette with sliding patio door access out to the yard, a spacious living room, and a convenient 2pc powder room. Upstairs you'll find a 4pc bath, and 3 generously sized bedrooms—including a king-sized primary suite with adjoining 3pc ensuite. The finished basement adds even more living space with a large rec room, laundry & storage area, and an additional 4pc bath. Complete with a fully landscaped & fenced yard, exterior deck, and a single-attached garage, this home offers excellent value in a family-friendly community with easy access to commuter routes.

Built in 2008

### Essential Information

MLS® #	E4444213
Price	\$355,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,214
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	4 Vanessa Avenue
Area	Spruce Grove
Subdivision	Spruce Village
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0B9

### **Amenities**

Amenities	Deck, Front Porch, No Smoking Home, See Remarks
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed June 25th, 2025

Days on Market 22

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 July 17th, 2025 at 8:17pm MDT