

# \$745,000 - 18 Valarie Bay, Spruce Grove

MLS® #E4453875

**\$745,000**

4 Bedroom, 4.50 Bathroom, 2,540 sqft  
Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

Tucked into a quiet cul-de-sac, this luxury home offers five spacious bedrooms and five bathrooms designed for both comfort and elegance. The open-concept main floor features a chef-inspired kitchen with a large walk-in pantry and high-end Jen Air refrigerator, seamlessly flowing into the dining and living areas. A generously sized laundry room provides functionality with style, while the oversized garage offers ample room for vehicles, storage, and hobbies. The backyard opens onto a serene green space, creating a private retreat with natural views. Convenient access to shopping and nearby highways makes everyday living easy, blending tranquility with practicality in one of the most desirable settings

Built in 2012

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453875  |
| Price          | \$745,000 |
| Bedrooms       | 4         |
| Bathrooms      | 4.50      |
| Full Baths     | 4         |
| Half Baths     | 1         |
| Square Footage | 2,540     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2012                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 18 Valarie Bay |
| Area        | Spruce Grove   |
| Subdivision | Spruce Village |
| City        | Spruce Grove   |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7X 0J7        |

### Amenities

|           |                                                                              |
|-----------|------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Exterior Walls- 2"x6", No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Attached, Over Sized                                           |

### Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                         |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                |
| Stories           | 3                                                                                                                        |
| Has Basement      | Yes                                                                                                                      |
| Basement          | Full, Finished                                                                                                           |

### Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, No Back Lane, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                  |
| Construction      | Wood, Stone, Vinyl                                                                |
| Foundation        | Concrete Perimeter                                                                |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 8                 |

## Zoning

## Zone 91

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Listing information last updated on August 28th, 2025 at 5:17pm MDT