

## \$469,900 - 1 Miller Avenue, Spruce Grove

MLS® #E4454811

**\$469,900**

3 Bedroom, 2.00 Bathroom, 1,712 sqft

Single Family on 0.00 Acres

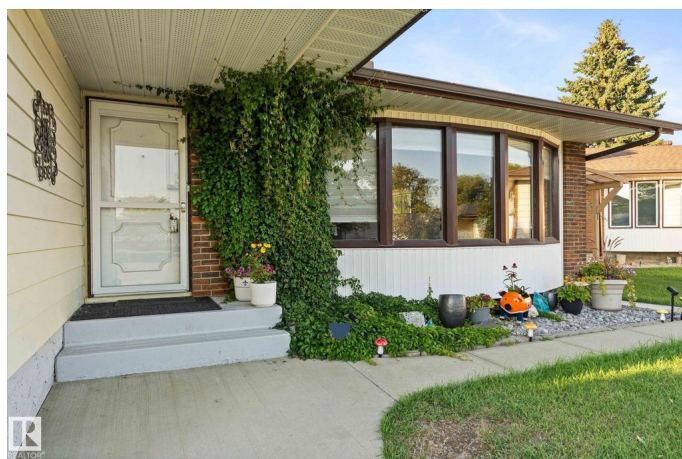
Millgrove, Spruce Grove, AB

A bungalow this size does not come to the market very often! With over 1,700 sq ft, this home sits on a massive lot in one of Spruce Grove's most desirable neighbourhoods of Millgrove. Some of the best features include A/C, a newer furnace (2022), massive living room, sunken family room, dining room & dinette area, large kitchen, main floor laundry, 3 bedrooms, 2 full bathrooms, huge primary bedroom with updated ensuite, gorgeous South facing bay window, oversized attached double garage with epoxy floor, and the backyard features a massive deck and mature landscaping for your enjoyment. The basement can be developed to add even more space for your family to enjoy. This truly is a unique opportunity to call this your Home!

Built in 1976

### Essential Information

MLS® #	E4454811
Price	\$469,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,712
Acres	0.00
Year Built	1976



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	1 Miller Avenue
Area	Spruce Grove
Subdivision	Millgrove
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2L9

### Amenities

Amenities	Air Conditioner, Deck, No Smoking Home
Parking	Double Garage Attached, Front Drive Access, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, 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
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

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

### Additional Information

Date Listed	August 27th, 2025
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Days on Market 1

Zoning Zone 91

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Listing information last updated on August 28th, 2025 at 12:47pm MDT