

## \$365,000 - 12 Virginia Avenue, Spruce Grove

MLS® #E4439869

**\$365,000**

4 Bedroom, 2.50 Bathroom, 1,110 sqft

Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

Welcome to Spruce Village! This 4 bed, 2.5 bath, two storey half duplex is perfect for first-time buyers, investors, or growing families. It offers 3 bedrooms, 2 full bath upstairs, including a primary with ensuite, an additional half bath on the main and additional 1 bedroom in the partially finished walkout basement. The open-concept main level is bright and spacious, ideal for entertaining. Recent upgrades include new shingles (2023), new hot water tank (2023), and an updated deck. Step out to a large, fenced yard backing onto an open field, no rear neighbours or future development. Located within walking distance to schools, parks, shopping, and groceries, with a 3 min quick access to the highway. This home offers great value in a family-friendly neighbourhood!

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4439869  |
| Price          | \$365,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,110     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2006          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 12 Virginia Avenue |
| Area        | Spruce Grove       |
| Subdivision | Spruce Village     |
| City        | Spruce Grove       |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7X 4P6            |

### Amenities

|           |                                     |
|-----------|-------------------------------------|
| Amenities | Deck, Front Porch, Walkout Basement |
| Parking   | Single Garage Attached              |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Backs Onto Park/Trees, Fenced, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 14             |

## Zoning

## Zone 91

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Listing information last updated on June 16th, 2025 at 7:02pm MDT