

## \$409,900 - 47 Spruce Village Drive, Spruce Grove

MLS® #E4439882

**\$409,900**

3 Bedroom, 2.50 Bathroom, 1,378 sqft

Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

Located in the great neighbourhood of Spruce Village, this house is situated in the northeast part of Spruce Grove, which makes for a quick and easy commute to west Edmonton. Also, you are a short walk to Jubilee Park and its playground and spray park. The home itself is 1,378 sqft on 2 levels, and has 3 bedrooms and 2-1/2 bathrooms that include a 3-piece ensuite off the Primary bedroom. The Primary bedroom is a generous size and has a walk-in closet. The eat-in kitchen has lots of cabinets and has tile floors, and through its back entrance, is a deck overlooking the double garage in the sunny, west-facing backyard. The front living room has beautiful hardwood floors and overlooks your large veranda which is perfect for morning coffee. This home is near loads of shopping, restaurants and other amenities.

Built in 2010

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4439882  |
| Price          | \$409,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,378     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2010                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 47 Spruce Village Drive |
| Area        | Spruce Grove            |
| Subdivision | Spruce Village          |
| City        | Spruce Grove            |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T7X 0H1                 |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | Closet Organizers, Deck |
| Parking Spaces | 4                       |
| Parking        | Double Garage Detached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

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

### School Information

|            |                        |
|------------|------------------------|
| Elementary | Brookwood School       |
| Middle     | Greystone Centennial   |
| High       | Spruce Grove Composite |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 15             |
| Zoning         | Zone 91        |



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Listing information last updated on June 17th, 2025 at 6:02am MDT