

## **\$324,900 - 33 Ventura Street, Spruce Grove**

MLS® #E4449135

**\$324,900**

3 Bedroom, 1.50 Bathroom, 1,195 sqft

Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

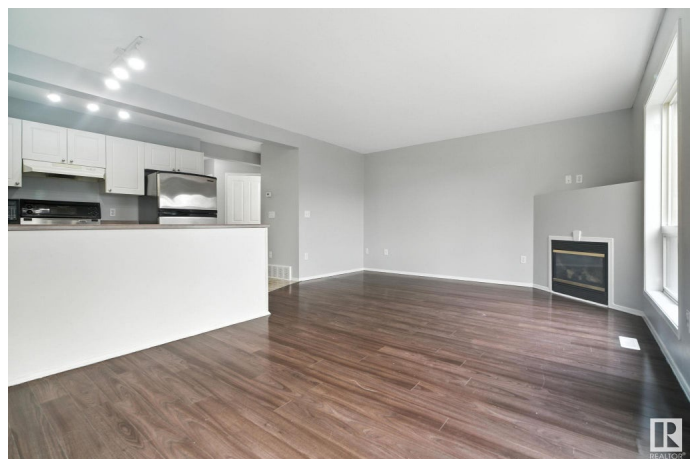
Affordability at its finest! Located in one of the most desired neighborhoods with so many amenities at your fingertips, this 1200+ sq ft half duplex can be your next home! Some of the many upgrades include BRAND NEW SHINGLES, brand new flooring on the upper level, furnace and ductwork cleaned and freshly painted. The open concept living room has a fireplace and large bright window overlooking the backyard. Great functional kitchen next to dining area with patio door to the deck and sunny west facing fenced backyard. The main floor is completed with a convenient two piece bathroom! The upper level consists of 3 bedrooms, a 4 piece main bath and large walk in closet in the 2nd bedroom. Undeveloped basement would perfectly fit a family room, bathroom, laundry room and storage. Single attached garage completes the picture. Located in the Family Friendly Neighborhood of Spruce Village within walking distance to parks, Jubilee Park, amenities and schools. Quick access to Hwy 16 & 16A Great value!

Built in 2003

### **Essential Information**

MLS® # E4449135

Price \$324,900



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,195
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	33 Ventura Street
Area	Spruce Grove
Subdivision	Spruce Village
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4M7

### Amenities

Amenities	Deck, No Animal Home, No Smoking Home
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 22nd, 2025
Days on Market	50
Zoning	Zone 91

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Listing information last updated on September 10th, 2025 at 8:32pm MDT