

# \$354,900 - 18 Virginia Avenue, Spruce Grove

MLS® #E4460879

**\$354,900**

2 Bedroom, 2.50 Bathroom, 1,442 sqft  
Single Family on 0.00 Acres

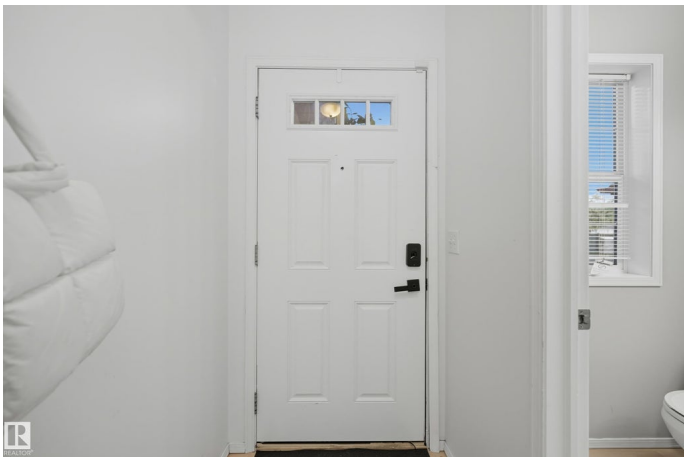
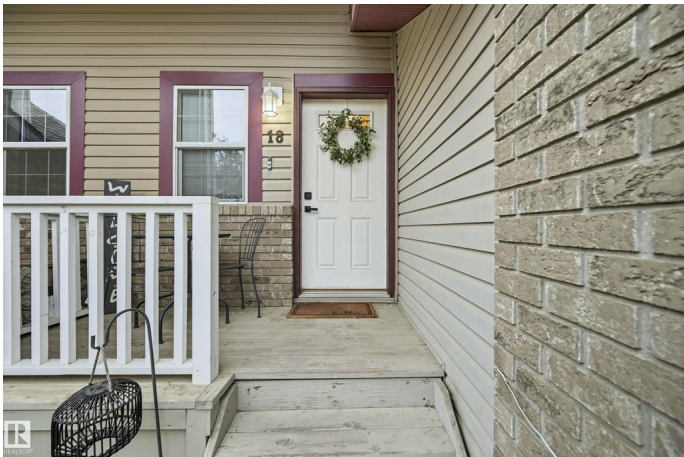
Spruce Village, Spruce Grove, AB

Nestled in the family-friendly community of Spruce Village, this inviting 2-bedroom home combines comfort, convenience, and beautiful surroundings. Step inside to a bright and functional layout, perfect for everyday living. The cozy living spaces flow seamlessly, with a well-sized kitchen and dining area that make entertaining easy. Upstairs, youâ€™™ll find two spacious bedrooms designed to provide comfort and privacy. The partly finished walkout basement is a true highlight, offering endless possibilities for a home office, gym, or recreation space. From here, step outside and enjoy peaceful views of the lush greens, creating your own backyard retreat. With an attached garage, plenty of natural light, and a welcoming atmosphere, this home offers the perfect blend of practicality and charm. Located in Spruce Village, youâ€™™ll love the nearby parks, walking trails, schools, and easy access to all the amenities Spruce Grove has to offer. This is more than just a homeâ€”itâ€™™s a lifestyle waiting for you!

Built in 2007

## Essential Information

MLS® #	E4460879
Price	\$354,900
Bedrooms	2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,442
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	18 Virginia Avenue
Area	Spruce Grove
Subdivision	Spruce Village
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4P6

### Amenities

Amenities	Deck, Detectors Smoke
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, 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	Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed           October 3rd, 2025  
Days on Market     2  
Zoning                Zone 91

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