

## \$365,000 - 10 Spruce Village Drive Drive, Spruce Grove

MLS® #E4427288

### \$365,000

3 Bedroom, 2.50 Bathroom, 1,119 sqft

Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

Welcome to Spruce Village, this 1/2 Duplex offers 3 bedrooms and 2.5 bathrooms. Conveniently located near the edge of Spruce with great access to major routes and shopping. This move in ready home offers open layout with corner gas fireplace. Plenty of cabinets and counter space. Newer dishwasher, newer hot water tank, newer washer and dryer. Sliding patio doors to the large deck and yard with garden shed. Upper level offers a large primary bedroom with walk in closet and 2 more bedrooms. Lower level offers a flex room with full bath and plenty of storage. Fully fenced yard with garden shed and a single attached garage. No condo fees.

Built in 2007

### Essential Information

MLS® #	E4427288
Price	\$365,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,119
Acres	0.00
Year Built	2007
Type	Single Family



Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	10 Spruce Village Drive Drive
Area	Spruce Grove
Subdivision	Spruce Village
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0B5

### Amenities

Amenities	Deck, Exterior Walls- 2"x6", No Smoking Home, Vinyl Windows
Parking Spaces	2
Parking	Front Drive Access, Single Garage Attached

### Interior

Appliances	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
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, No Through Road, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 25th, 2025
Days on Market	25
Zoning	Zone 91

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