

## **\$337,000 - 25-85 Spruce Village Drive, Spruce Grove**

MLS® #E4432887

**\$337,000**

3 Bedroom, 2.50 Bathroom, 1,195 sqft  
Condo / Townhouse on 0.00 Acres

Spruce Village, Spruce Grove, AB

Welcome to this fantastic half duplex townhouse in the desirable community of Spruce Village! Perfect for first-time home buyers, this well-maintained property offers low condo fees and recent updates including fresh paint, LED lighting, central air conditioning, and newer vinyl plank flooring throughout the main and upper levels. The main floor features an open-concept layout with a spacious kitchen with island, dining area, and living room with gas fireplace and mantel, plus a 2-piece bath and practical entryway with closet and shelving. Upstairs, you'll find two generously sized bedrooms, 4 - piece main bathroom, and a primary suite complete with a 4-piece ensuite and walk-in closet. Enjoy outdoor living with a deck and fully fenced backyard, ideal for entertaining. The unfinished basement provides space for future development. Park in the attached single garage and on the parking pad. This move-in-ready home is a must-see—don't miss your opportunity!

Built in 2011

### **Essential Information**

MLS® #	E4432887
Price	\$337,000
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,195
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	25-85 Spruce Village Drive
Area	Spruce Grove
Subdivision	Spruce Village
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0L2

### Amenities

Amenities	Carbon Monoxide Detectors, Deck, Detectors Smoke
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Picnic Area, Playground Nearby, Public Swimming Pool, Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 25th, 2025
Days on Market	6
Zoning	Zone 91
Condo Fee	\$100

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