

## \$365,000 - 12 Virginia Avenue, Spruce Grove

MLS® #E4439869

### \$365,000

4 Bedroom, 2.50 Bathroom, 1,110 sqft

Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

Welcome to Spruce Village! This 4 bed, 2.5 bath, two storey half duplex is perfect for first-time buyers, investors, or growing families. It offers 3 bedrooms, 2 full bath upstairs, including a primary with ensuite, an additional half bath on the main and additional 1 bedroom in the partially finished walkout basement. The open-concept main level is bright and spacious, ideal for entertaining. Recent upgrades include new shingles (2023), new hot water tank (2023), and an updated deck. Step out to a large, fenced yard backing onto an open field, no rear neighbours or future development. Located within walking distance to schools, parks, shopping, and groceries, with a 3 min quick access to the highway. This home offers great value in a family-friendly neighbourhood!

Built in 2006

### Essential Information

MLS® #	E4439869
Price	\$365,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,110
Acres	0.00



Year Built	2006
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	12 Virginia Avenue
Area	Spruce Grove
Subdivision	Spruce Village
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4P6

### **Amenities**

Amenities	Deck, Front Porch, Walkout Basement
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, 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	Backs Onto Park/Trees, Fenced, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 2nd, 2025
Days on Market	14

## Zoning

## Zone 91

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