

## \$299,900 - 54 Mathias Avenue, Spruce Grove

MLS® #E4451088

**\$299,900**

3 Bedroom, 2.50 Bathroom, 1,074 sqft

Single Family on 0.00 Acres

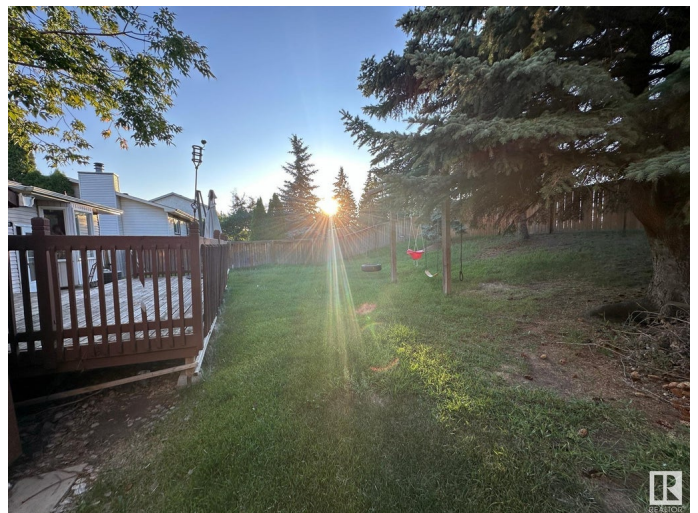
Millgrove, Spruce Grove, AB

This one won't last! Looking for a 3-bedroom bungalow over 1,000 sq ft in Spruce Grove? Welcome to this charming home situated on a large, mature lot on a quiet, no-thru street with no rear neighbors, offering peace, privacy, and space to enjoy. This home features 3 bedrooms and 2.5 bathrooms, with a fully finished basement that includes 2 dens, a 2-piece bathroom, and a spacious recreation room, perfect for entertaining, relaxing, or creating your dream home gym or office. The massive backyard provides endless opportunities for kids to play or for garden enthusiasts to make it their own. A very large deck is also included. Located close to schools, parks, and all the amenities Spruce Grove has to offer. Come take a look—this could be your new home!

Built in 1983

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451088  |
| Price          | \$299,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,074     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1983                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 54 Mathias Avenue |
| Area        | Spruce Grove      |
| Subdivision | Millgrove         |
| City        | Spruce Grove      |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T7X 2S5           |

### Amenities

|           |                 |
|-----------|-----------------|
| Amenities | Air Conditioner |
| Parking   | Stall           |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                  |
| Stories           | 2                                                                                          |
| Has Basement      | Yes                                                                                        |
| Basement          | Full, Finished                                                                             |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                     |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                |
| Construction      | Wood, Vinyl                                                     |
| Foundation        | Concrete Perimeter                                              |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 3rd, 2025 |
| Days on Market | 14               |
| Zoning         | Zone 91          |

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Listing information last updated on August 17th, 2025 at 10:32am MDT