

## **\$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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Listing information last updated on May 1st, 2025 at 4:47pm MDT