

# \$349,900 - 48 Venice Boulevard, Spruce Grove

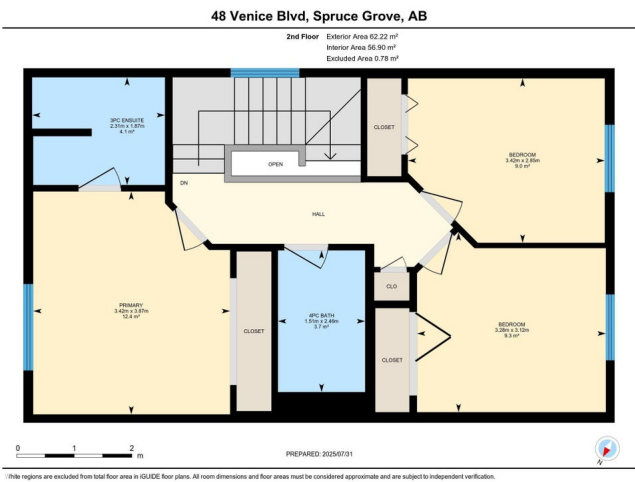
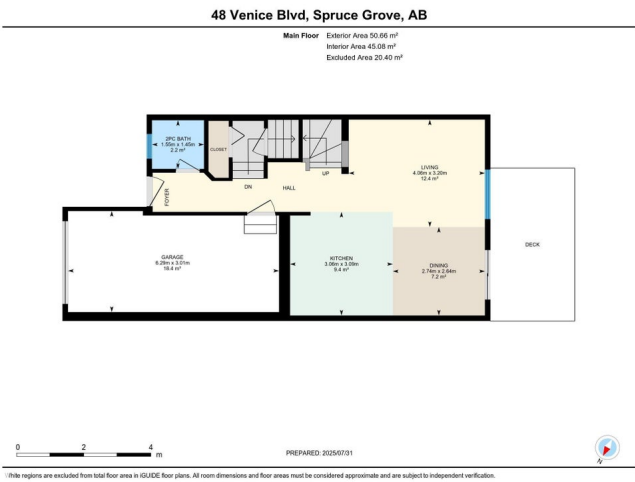
MLS® #E4452823

**\$349,900**

3 Bedroom, 2.50 Bathroom, 1,215 sqft  
Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

This immaculate Half Duplex home is located on a quiet street in the Spruce Village. Offering 1214 sq ft of above-grade living space, featuring 3 bedrooms, 2.5 bathrooms, and a Single attached garage. A spacious entryway leads to the bright living room. Open concept floor plan gives direct access to the kitchen featuring countertops, a central island, and plenty of cupboard space, formal dining room leads to a north-facing fenced backyard and deck. A 2 pc bath completes the main floor. Upstairs has 3 generous sized bedrooms and a 4 pc shared bath. The master bedroom boasts a 3 pc ensuite bath. Unfinished basement with tons of potential. Close to schools, shopping, and all amenities, quick access to Yellowhead Hwy.



Built in 2006

## Essential Information

MLS® #	E4452823
Price	\$349,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,215
Acres	0.00

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

### Community Information

Address	48 Venice Boulevard
Area	Spruce Grove
Subdivision	Spruce Village
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0B7

### Amenities

Amenities	Deck, Detectors Smoke, Front Porch
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 13th, 2025
Days on Market	1

## Zoning

## Zone 91

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 14th, 2025 at 6:02pm MDT