# \$415,000 - 37 Virginia Avenue, Spruce Grove

MLS® #E4439975

#### \$415,000

4 Bedroom, 3.50 Bathroom, 1,300 sqft Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

Welcome to this inviting two-story gem  $\hat{a} \in$ " the perfect place to call home! With 4 spacious bedrooms (3 + 1) and 3.5 bathrooms, including a fully finished basement featuring its own bedroom and full bathroom, this home offers both comfort and flexibility for families of all sizes. Enjoy cozy evenings and sunny mornings on the charming front porch, or unwind in the beautiful yard that adds serenity and curb appeal. The double detached garage provides convenience and ample storage. This cute and cozy home combines style, space, and warmth  $\hat{a} \in$ " ready for you to move in and make it your own! - Ready for quick move-in.



Built in 2007

#### **Essential Information**

MLS® #	E4439975
Price	\$415,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,300
Acres	0.00
Year Built	2007
Туре	Single Family

Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

## **Community Information**

Address Area Subdivision City County Province Postal Code 37 Virginia Avenue Spruce Grove Spruce Grove ALBERTA AB T7X 0B9

### Amenities

AmenitiesDeck, Front PorchParking Spaces4ParkingDouble Garage Detached

#### Interior

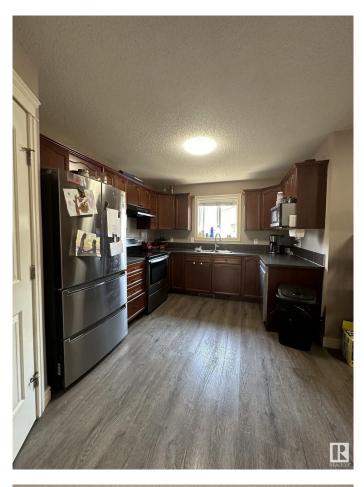
Interior Features	ensuite bathroom	
Appliances	Dishwasher-Built-In, Dryer, Washer	
Heating	Forced Air-1, Natural Gas	
Fireplace	Yes	
Fireplaces	Glass Door, Mantel, Tile Surr	
Stories	3	
Has Basement	Yes	L.
Basement	Full, Finished	

#### Exterior

ExteriorWood, VinylExterior FeaturesBack Lane, Fenced, Go<br/>Playground Nearby, Private<br/>Shopping NearbyRoofAsphalt ShinglesConstructionWood, VinylFoundationConcrete Perimeter

## **Additional Information**

Date Listed June 2nd, 2025





Days on Market14ZoningZone 91

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