

## \$250,000 - 16 Sunset Boulevard, Spruce Grove

MLS® #E4445371

**\$250,000**

3 Bedroom, 2.00 Bathroom, 1,167 sqft

Single Family on 0.00 Acres

Heatherglen, Spruce Grove, AB

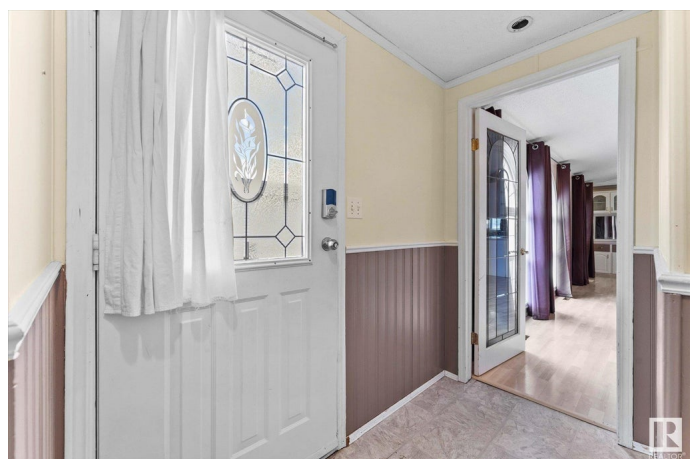
Welcome to 16 Sunset Blvd in Spruce Grove. This mobile home is sitting on OWNED LAND so NO LOT RENT HERE!! This 3 bedroom, 2 bathroom home is great for a first time buyer or a downsizing family. The layout is ideal with the primary bedroom located away from the kids/guest rooms. There are two 4p bathrooms, one is a Jack and Jill to the primary bedroom and hallway. The kitchen has lots of cabinetry for great storage and the main living space has open concept design with large west facing windows and a corner gas fireplace. All major maintenance items have been kept up over the years including new furnace (2019), shingles (2013), hwt (2016), heat tape on main waterline (2021), heat tape on sewer line in (~2016/17). This home is awaiting your personal cosmetic touches. Outside, there is a large fenced yard with a ground level deck, garden boxes, a garden shed and a paved parking pad for 2 vehicles. Located just off Jennifer Heil which has quick access to the Yellowhead Highway. Close to transit and parks!!

Built in 1994

### Essential Information

MLS® # E4445371

Price \$250,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,167
Acres	0.00
Year Built	1994
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	16 Sunset Boulevard
Area	Spruce Grove
Subdivision	Heatherglen
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 3J1

### **Amenities**

Amenities	Deck, Hot Water Natural Gas
Parking	Parking Pad Cement/Paved

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel, Tile Surround
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Vinyl
Exterior Features	Fenced, Level Land, Paved Lane, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Vinyl

Foundation                      Piling

**Additional Information**

Date Listed                      July 2nd, 2025

Days on Market                7

Zoning                            Zone 91

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Listing information last updated on July 9th, 2025 at 11:17am MDT