

## \$389,000 - N/A, Spruce Grove

MLS® #E4446626

**\$389,000**

4 Bedroom, 2.00 Bathroom, 913 sqft

Single Family on 0.00 Acres

West Grove, Spruce Grove, AB

This move-in-ready 4-bedroom, 2-bathroom home offers over 1,500 sq ft of fully developed living space in a quiet Spruce Grove neighbourhood—just blocks from parks, schools, and everyday amenities. Step inside to modern vinyl flooring and a spacious eat-in kitchen with a pantry and patio access to the fully fenced backyard (new in 2019). Enjoy a generous yard with plenty of space for activities, gardening, or entertaining, plus a private rear parking area perfect for vehicles, RVs, or campers. Upstairs features two bedrooms and a full bath, with two more bedrooms and another full bath downstairs. The lowest level boasts a massive rec room—great for movie nights or a play area—plus laundry and storage. TELUS PureFibre is already connected, delivering lightning-fast internet for streaming and gaming. With new shingles in 2020, this home is a fantastic opportunity for first-time buyers or growing families!

Built in 1981

### Essential Information

MLS® #	E4446626
Price	\$389,000
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	913
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	N/A
Area	Spruce Grove
Subdivision	West Grove
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 1W1

### **Amenities**

Amenities	See Remarks
Parking	Rear Drive Access, See Remarks

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Metal
Exterior Features	Golf Nearby, Level Land, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby, See Remarks, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed July 9th, 2025

Days on Market 2

Zoning Zone 91

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