

\$325,000 - 9 Ventura Street, Spruce Grove

MLS® #E4428718

\$325,000

3 Bedroom, 1.50 Bathroom, 1,227 sqft
Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

Well-maintained 2-storey half-duplex with attached garage (11Wx21L, insulated) in the family-friendly community of Spruce Village. This charming 1,230 square foot (plus full basement) home features a fantastic functional floor plan with a bright, open concept main level. On the main: 2-pc powder room, living room with corner gas fireplace, dining area with deck access and kitchen with eat-up island and built-in dishwasher. Upstairs: 3 generous-sized bedrooms and a 4-piece bathroom. The unfinished basement, with laundry, is awaiting your finishing touches. Outside: fully fenced back yard with a large deck. Located near schools and all the amenities of Spruce Grove. See it in person before itâ€™s gone!

Built in 2003

Essential Information

MLS® #	E4428718
Price	\$325,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,227
Acres	0.00



Year Built	2003
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	9 Ventura Street
Area	Spruce Grove
Subdivision	Spruce Village
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4M6

Amenities

Amenities	Deck, Detectors Smoke, Dog Run-Fenced In, Front Porch
Parking	Insulated, Single Garage Attached

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Golf Nearby, Picnic Area, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 3rd, 2025
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Days on Market 9

Zoning Zone 91

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