

## \$600,000 - 14 Marlin Street, Spruce Grove

MLS® #E4429117

### \$600,000

5 Bedroom, 3.00 Bathroom, 1,668 sqft  
Single Family on 0.00 Acres

Millgrove, Spruce Grove, AB

Welcome to 14 Marlin Street in Millgrove—the house of the season! This half-acre, in-town gem backs onto a school field, with a path just one door down. It boasts an oversized double attached garage plus an oversized detached garage/shop with back alley access. Inside, enjoy hand-scraped hardwood, wood-burning fireplace, and a stunning new kitchen! Featuring quartz countertops, black stainless steel appliances, endless cupboards & counter space... it literally is a show stopper! Recent upgrades include new windows and a 2022 hot water tank. With five bedrooms, four bathrooms, and four living spaces, there's a room for everyone. The massive yard features RV parking (no more storage fees!), a sunroom, raised garden beds, cherry trees, and a lilac-lined fence that will be in full bloom just in time for possession! Located steps from parks, trails, and schools, and just an 8-min walk to the high school, this home is truly one of a kind. Don't miss your chance—this is the one everyone will be talking about!

Built in 1978

### Essential Information

MLS® #	E4429117
Price	\$600,000
Bedrooms	5



Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,668
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	14 Marlin Street
Area	Spruce Grove
Subdivision	Millgrove
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2L2

### Amenities

Amenities	Off Street Parking, Detectors Smoke, Exercise Room, Fire Pit, Greenhouse, Hot Water Natural Gas, No Smoking Home, Parking-Extra, R.V. Storage, Sunroom, Workshop, Vacuum System-Roughed-In
Parking Spaces	6
Parking	Double Garage Attached, Double Garage Detached, Heated, Insulated, Shop

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes

Basement Full, Finished

## Exterior

Exterior Wood, Metal, Stucco

Exterior Features Back Lane, Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Landscaped, Level Land, Paved Lane, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Vegetable Garden

Roof Asphalt Shingles

Construction Wood, Metal, Stucco

Foundation Concrete Perimeter

## School Information

Elementary Millgrove School

Middle Greystone Middle School

High Composite High School

## Additional Information

Date Listed April 4th, 2025

Days on Market 2

Zoning Zone 91

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