

## \$345,000 - 24 Vista Street, Spruce Grove

MLS® #E4448264

**\$345,000**

3 Bedroom, 1.50 Bathroom, 1,227 sqft

Single Family on 0.00 Acres

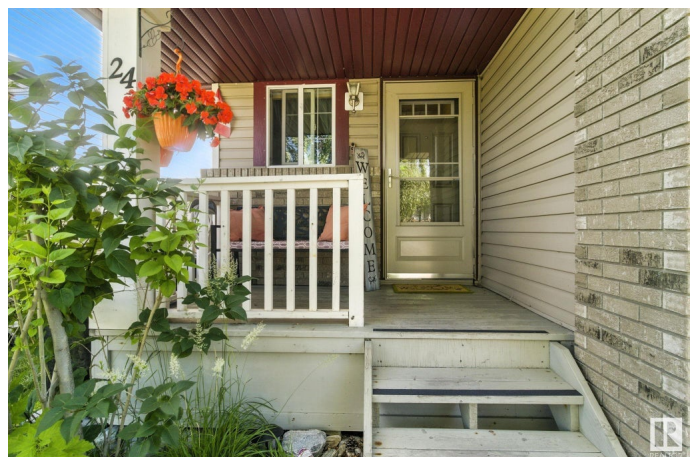
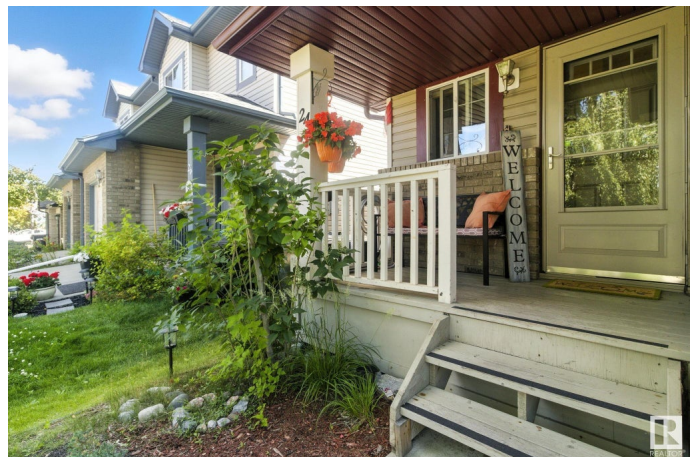
Spruce Village, Spruce Grove, AB

Excellent starter home complete with New Air Conditioner installed in 2024, Shingles done in 2023 and a single attached garage. This well maintained half duplex has 3 nice sized bedrooms, primary bedroom fits a king no problem with a nice size walk in closet. This home has a spacious open concept main floor with 2 pc powder room and a gas fireplace. The kitchen has a new Stainless steel LG fridge and dishwasher. Patio doors will lead to a private cozy back yard where you can enjoy raspberries, a sour cherry tree and an apple tree with 5 different season apples. This is an amazing family area with a 5 min walk to all amenities, schools, shopping, restaurants, ect..There is also a Community place for skating with a New library and walking distant to Jubilee and Victoria park. Close to main routes. Enjoy!

Built in 2007

### Essential Information

MLS® #	E4448264
Price	\$345,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,227



Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	24 Vista Street
Area	Spruce Grove
Subdivision	Spruce Village
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T5X 4P6

### Amenities

Amenities	Air Conditioner, Deck, No Smoking Home, Vinyl Windows
Parking	Single Garage Attached

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 17th, 2025

Days on Market 14

Zoning Zone 91

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 31st, 2025 at 7:47am MDT