

## \$355,000 - 24 Virgina Avenue, Spruce Grove

MLS® #E4457435

### \$355,000

3 Bedroom, 2.50 Bathroom, 1,220 sqft

Single Family on 0.00 Acres

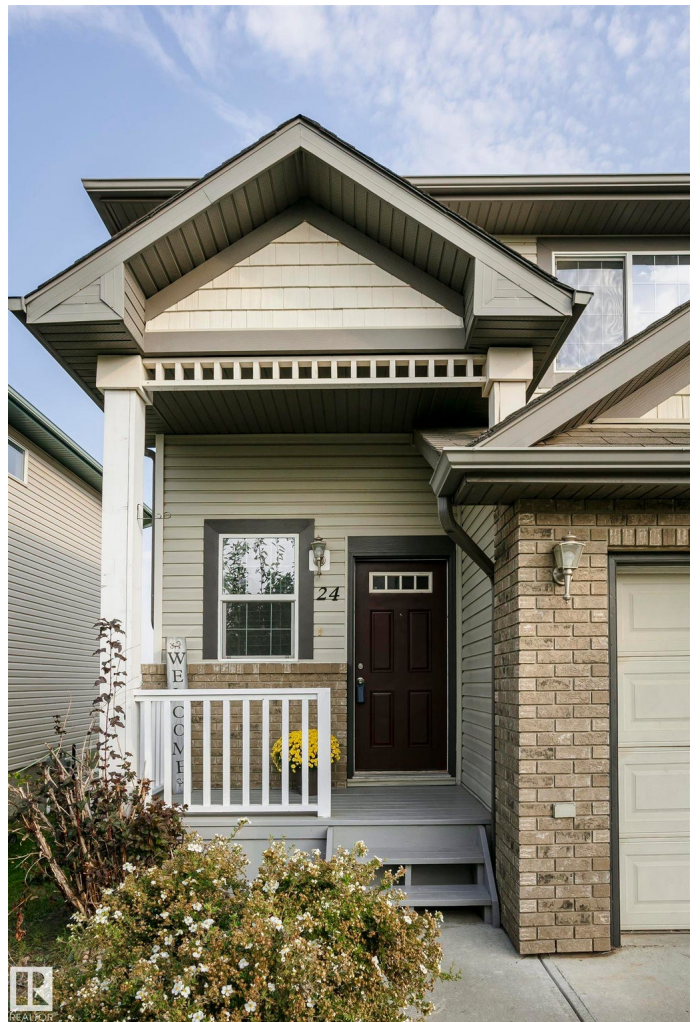
Spruce Village, Spruce Grove, AB

Great location in Spruce Village! This 3 bed 2.5 bath, two storey half duplex is perfect for first-time buyers or investors. It offers 3 bedrooms, 2 full bath upstairs, including a primary bedroom with a 3pc ensuite, an additional half bath on the main and a walkout basement waiting for your personal touch. The open-concept main level is bright and spacious. Recent upgrades includes fresh paint & newer hot water tank. The Kitchen dining area leads to a deck overlooking a large fenced yard backing onto an open green space. Located within walking distance to Jubilee park, schools, shopping and quick access to the Yellow Head highway. This home is virtually staged to give you ideas. This home is priced right and won't last long.

Built in 2007

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457435  |
| Price          | \$355,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,220     |
| Acres          | 0.00      |



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

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 24 Virgina Avenue |
| Area        | Spruce Grove      |
| Subdivision | Spruce Village    |
| City        | Spruce Grove      |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T7X 4P6           |

### Amenities

|           |                                                    |
|-----------|----------------------------------------------------|
| Amenities | On Street Parking, Vinyl Windows, Walkout Basement |
| Parking   | Single Garage Attached                             |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Stories           | 2                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Unfinished                                                                     |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior          | Wood, Vinyl                         |
| Exterior Features | Fenced, Landscaped, Shopping Nearby |
| Roof              | Asphalt Shingles                    |
| Construction      | Wood, Vinyl                         |
| Foundation        | Concrete Perimeter                  |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 6                    |
| Zoning         | Zone 91              |

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Listing information last updated on September 18th, 2025 at 12:02pm MDT