

\$369,900 - 2 Vanessa Avenue, Spruce Grove

MLS® #E4451984

\$369,900

3 Bedroom, 2.50 Bathroom, 1,236 sqft

Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

Corner Lot Duplex with a Big Yard and some QUALITY upgrades! AIR CONDITIONING, Luxury Vinyl Plank on the stairs and complete 2nd floor! Light fixtures, paint, storage solutions and more! Other cool things about this home - Fully Finished basement, NO CARPET THROUGHOUT, GAS BBQ connection, walking distance to groceries, local breweries, every possible store, even Jubilee park free disc golf course! BEAUTIFUL STYLE. 3 beds 2.5 baths. hardwood on Main floor, corner gas fireplace, big OPEN kitchen w lots of cupboard and counter space! Half bath, and single attached garage finish the main. Big Primary bedroom with a 3 PC ENSUITE! Even has a cute lil makeup area :) Another full bath and 2 more generous rooms! BASEMENT is COOL! Currently a perfect movie area. Wide Open rectangle, fully finished, permitted, w downstairs laundry, and extra storage! This is a MOVE IN READY home in great shape!

Built in 2008

Essential Information

MLS® #	E4451984
Price	\$369,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,236
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	2 Vanessa Avenue
Area	Spruce Grove
Subdivision	Spruce Village
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0B9

Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Exterior Walls- 2"x6", Vinyl Windows, Natural Gas BBQ Hookup
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Flat Site, Golf Nearby, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 7th, 2025
Days on Market	20
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 August 27th, 2025 at 8:02pm MDT