

## \$415,000 - 37 Virginia Avenue, Spruce Grove

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MLS® #E4439975

**\$415,000**

4 Bedroom, 3.50 Bathroom, 1,300 sqft

Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

Welcome to this inviting two-story gem – the perfect place to call home! With 4 spacious bedrooms (3 + 1) and 3.5 bathrooms, including a fully finished basement featuring its own bedroom and full bathroom, this home offers both comfort and flexibility for families of all sizes. Enjoy cozy evenings and sunny mornings on the charming front porch, or unwind in the beautiful yard that adds serenity and curb appeal. The double detached garage provides convenience and ample storage. This cute and cozy home combines style, space, and warmth – ready for you to move in and make it your own! - Ready for a quick move-in.



Built in 2007

### Essential Information

MLS® #	E4439975
Price	\$415,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,300
Acres	0.00
Year Built	2007
Type	Single Family

Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	37 Virginia Avenue
Area	Spruce Grove
Subdivision	Spruce Village
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0B9

### Amenities

Amenities	Deck, Front Porch
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Good Playground Nearby, Private Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 2nd, 2025
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Days on Market	6
Zoning	Zone 91

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