

## \$325,000 - 9 Ventura Street, Spruce Grove

MLS® #E4428718

**\$325,000**

3 Bedroom, 1.50 Bathroom, 1,227 sqft  
Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

Well-maintained 2-storey half-duplex with attached garage (11Wx21L, insulated) in the family-friendly community of Spruce Village. This charming 1,230 square foot (plus full basement) home features a fantastic functional floor plan with a bright, open concept main level. On the main: 2-pc powder room, living room with corner gas fireplace, dining area with deck access and kitchen with eat-up island and built-in dishwasher. Upstairs: 3 generous-sized bedrooms and a 4-piece bathroom. The unfinished basement, with laundry, is awaiting your finishing touches. Outside: fully fenced back yard with a large deck. Located near schools and all the amenities of Spruce Grove. See it in person before itâ€™s gone!

Built in 2003

### Essential Information

MLS® #	E4428718
Price	\$325,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,227
Acres	0.00



Year Built	2003
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	9 Ventura Street
Area	Spruce Grove
Subdivision	Spruce Village
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4M6

### **Amenities**

Amenities	Deck, Detectors Smoke, Dog Run-Fenced In, Front Porch
Parking	Insulated, Single Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Golf Nearby, Picnic Area, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 3rd, 2025
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Days on Market 1

Zoning Zone 91

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