

## \$329,900 - 45 Ventura Street, Spruce Grove

MLS® #E4428227

**\$329,900**

4 Bedroom, 2.50 Bathroom, 1,234 sqft  
Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

Prime Spruce Grove Location Tucked away in the vibrant neighbourhood of Spruce Village, this home blends comfort and convenience just steps from parks, schools, and everyday shopping. Step inside to discover updated interiors with contemporary vinyl plank flooring and crisp, modern paint tones on both the main and upper levels. The bright, airy layout creates a seamless flow from the kitchen to the living and dining areas. A peninsula-style counter offers additional prep space in the kitchen, which includes a selection of newer appliances. The living room invites you to unwind beside the warmth of a gas fireplace, while the dining area leads to a west-facing deck – perfect for afternoon lounging or evening BBQs. Upstairs offers three generous bedrooms, with the primary retreat boasting its own private 3-piece ensuite. The basement adds flexibility with a fourth bedroom and a spacious laundry area, offering potential for future development. Pictures were taken before current tenants moved in.

Built in 2004

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4428227  |
| Price    | \$329,900 |
| Bedrooms | 4         |



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,234         |
| Acres          | 0.00          |
| Year Built     | 2004          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 45 Ventura Street |
| Area        | Spruce Grove      |
| Subdivision | Spruce Village    |
| City        | Spruce Grove      |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T7X 4P6           |

### **Amenities**

|                |                          |
|----------------|--------------------------|
| Amenities      | Off Street Parking, Deck |
| Parking Spaces | 3                        |
| Parking        | Single Garage Attached   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |

Construction Wood, Brick, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 28th, 2025

Days on Market 6

Zoning Zone 91

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Listing information last updated on April 2nd, 2025 at 10:02pm MDT