

## \$447,900 - 6 Vernon Street, Spruce Grove

MLS® #E4433689

### \$447,900

3 Bedroom, 2.50 Bathroom, 1,729 sqft

Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

Welcome home to this unique 1,728 sq ft 2 Story that is close to parks, schools, shopping, golfing, soccer fields, a tennis court, it's a 6 min drive to an off leash park and much more. There is a spacious backyard, a deck, a double attached garage + a driveway for 2, allowing for upto 4 cars in total. Inside there the a spacious kitchen with a corner pantry and dining area. The living room is inviting with a corner fireplace and lots of daylight form the large windows. The bonus room upstairs has a vaulted ceiling and there are 3 well sized bedrooms. The primary room is spacious and offers a 5 piece ensuite plus a walk in closet. There is A/C with the home also. The basement offers a cold room and lots of storage and is undeveloped.

Built in 2007

### Essential Information

MLS® #	E4433689
Price	\$447,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,729
Acres	0.00



Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	6 Vernon Street
Area	Spruce Grove
Subdivision	Spruce Village
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0B5

### **Amenities**

Amenities	Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Lot Description	36'4" x 115'9"
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 30th, 2025

Days on Market                3

Zoning                            Zone 91

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