

## \$379,900 - 30 Vanderbilt Common, Spruce Grove

MLS® #E4434230

**\$379,900**

3 Bedroom, 2.50 Bathroom, 1,464 sqft

Single Family on 0.00 Acres

Kenton, Spruce Grove, AB

Modern half duplex is located in a desirable neighbourhood of Kenton in Spruce Grove, walking distance to many amenities: Jubilee Park, grocery stores, restaurants, doctor's offices, salons, gyms & new Heavy Metal Place (hockey arenas). Also quick access to Yellowhead Hwy for commute to Edmonton (bus stop is a block away as well)! The home itself is only a few years old with landscaped and fenced yard. Bright main floor offers open kitchen with large island, stainless steel appliances, spacious living room and dining area with patio doors to the deck. 2 pc bath & large mudroom complete this level. Upstairs you will find 2 bedrooms plus main 4 pc bath, upstairs laundry and generous primary bedroom with 4 pc ensuite and walk in closet. Single garage and plenty of parking make this home irresistible!

Built in 2017

### Essential Information

MLS® #	E4434230
Price	\$379,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,464



Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	30 Vanderbilt Common
Area	Spruce Grove
Subdivision	Kenton
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0S9

### Amenities

Amenities	Deck, Exterior Walls- 2"x6"
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
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Corner Lot, Fenced, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Graystone
------------	-----------

Middle	Graystone
High	Spruce Grove Comp

### Additional Information

Date Listed	May 2nd, 2025
Days on Market	6
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 May 8th, 2025 at 6:32pm MDT