

## \$399,900 - 4 Miller Avenue, Spruce Grove

MLS® #E4460788

**\$399,900**

5 Bedroom, 2.50 Bathroom, 1,259 sqft

Single Family on 0.00 Acres

Millgrove, Spruce Grove, AB

Nestled in a sought-after Millgrove location, just minutes from Millgrove School, this spacious Bi-Level home offers over 2500 sq ft of developed living space with 5-6 bedrooms. Updates in the last 8 years include siding, upper windows, shingles and exterior doors.. The bright kitchen features a bay window above the sink and includes all appliances. The large living room flows into the dining area, providing a perfect space for family gatherings. Upstairs, youâ€™™ll find 3 generous bedrooms including primary with 2-piece ensuite. The fully developed basement offers 2 additional bedrooms, spacious family room and 3-piece bathroom, ideal for teens, guests, extra living space or could be a 2 bedroom suite with private entrance! Step out from the dining room into a charming sunny 3-season south facing sunroom on the deck, perfect for relaxing and enjoying views of the beautifully landscaped yard, which features mature fruit trees and a vegetable garden. Oversized 24'x24 garage complete the picture. Act fast!

Built in 1976

### Essential Information

MLS® # E4460788

Price \$399,900

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,259                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4 Miller Avenue |
| Area        | Spruce Grove    |
| Subdivision | Millgrove       |
| City        | Spruce Grove    |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T7X 2L9         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, No Smoking Home  |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                          |
| Stories           | 2                                                                                  |
| Has Basement      | Yes                                                                                |
| Basement          | Full, Finished                                                                     |

### Exterior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                           |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                      |
| Construction      | Wood, Vinyl                                                                                                                           |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 3rd, 2025

Days on Market                32

Zoning                            Zone 91

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