

## \$325,000 - 23 Vernon Street, Spruce Grove

MLS® #E4459946

**\$325,000**

2 Bedroom, 2.50 Bathroom, 1,288 sqft

Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

YOU'RE HOME! This home is perfect for so many buyers! Whether you are buying your first home, downsizing, or looking to invest, this one checks all the boxes! Located in the family friendly community of Spruce Village, this home is super close to schools and amenities! It is also conveniently located on the east side of Spruce Grove making for that easy commute to Edmonton! The home itself has been so well loved. The main floor offers a perfectly laid out main living area with the living room having a gas fireplace and the kitchen having ALL the cabinets and bringing in that beautiful west facing sunlight through the large windows! There is also a 2-pc bath on this level. Upstairs, you will be excited at the two HUGE primary bedrooms, each with their own 4-pc ensuite and walk in closet! The basement is ready for your personal touch to add even more value to this home. The detached garage was recently added and is in immaculate condition! There is also central A/C! New HWT in 2024, don't wait on this one!

Built in 2007

### Essential Information

MLS® # E4459946

Price \$325,000

Bedrooms 2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,288
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	23 Vernon Street
Area	Spruce Grove
Subdivision	Spruce Village
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0B6

### Amenities

Amenities	Deck, No Animal Home, No Smoking Home
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, 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, Vinyl
Exterior Features	Fenced, Landscaped, Paved Lane, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 28th, 2025

Days on Market                3

Zoning                              Zone 91

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