

## \$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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Listing information last updated on May 3rd, 2025 at 10:32am MDT