

## \$369,900 - 2 Vanessa Avenue, Spruce Grove

MLS® #E4451984

**\$369,900**

3 Bedroom, 2.50 Bathroom, 1,236 sqft

Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

Corner Lot Duplex with a Big Yard and some QUALITY upgrades! AIR CONDITIONING, Luxury Vinyl Plank on the stairs and complete 2nd floor! Light fixtures, paint, storage solutions and more! Other cool things about this home - Fully Finished basement, NO CARPET THROUGHOUT, GAS BBQ connection, walking distance to groceries, local breweries, every possible store, even Jubilee park free disc golf course! BEAUTIFUL STYLE. 3 beds 2.5 baths. hardwood on Main floor, corner gas fireplace, big OPEN kitchen w lots of cupboard and counter space! Half bath, and single attached garage finish the main. Big Primary bedroom with a 3 PC ENSUITE! Even has a cute lil makeup area :) Another full bath and 2 more generous rooms! BASEMENT is COOL! Currently a perfect movie area. Wide Open rectangle, fully finished, permitted, w downstairs laundry, and extra storage! This is a MOVE IN READY home in great shape!

Built in 2008

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4451984  |
| Price     | \$369,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,236         |
| Acres          | 0.00          |
| Year Built     | 2008          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 2 Vanessa Avenue |
| Area        | Spruce Grove     |
| Subdivision | Spruce Village   |
| City        | Spruce Grove     |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T7X 0B9          |

### Amenities

|           |                                                                                                      |
|-----------|------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Exterior Walls- 2"x6", Vinyl Windows, Natural Gas BBQ Hookup |
| 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                                                                              |
| Fireplace         | Yes                                                                                                    |
| Fireplaces        | Corner                                                                                                 |
| Stories           | 2                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Finished                                                                                         |

### Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                  |
| Exterior Features | Corner Lot, Fenced, Flat Site, Golf Nearby, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 12               |
| Zoning         | Zone 91          |

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Listing information last updated on August 19th, 2025 at 12:47am MDT