

\$365,000 - 12 Virginia Avenue, Spruce Grove

MLS® #E4439869

\$365,000

4 Bedroom, 2.50 Bathroom, 1,110 sqft

Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

Welcome to Spruce Village! This 4 bed, 2.5 bath, two storey half duplex is perfect for first-time buyers, investors, or growing families. It offers 3 bedrooms, 2 full bath upstairs, including a primary with ensuite, an additional half bath on the main and additional 1 bedroom in the partially finished walkout basement. The open-concept main level is bright and spacious, ideal for entertaining. Recent upgrades include new shingles (2023), new hot water tank (2023), and an updated deck. Step out to a large, fenced yard backing onto an open field, no rear neighbours or future development. Located within walking distance to schools, parks, shopping, and groceries, with a 3 min quick access to the highway. This home offers great value in a family-friendly neighbourhood!

Built in 2006

Essential Information

MLS® #	E4439869
Price	\$365,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,110
Acres	0.00



Year Built	2006
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	12 Virginia Avenue
Area	Spruce Grove
Subdivision	Spruce Village
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4P6

Amenities

Amenities	Deck, Front Porch, Walkout Basement
Parking	Single Garage Attached

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 2nd, 2025
Days on Market	15

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 June 16th, 2025 at 9:31pm MDT