

## **\$429,900 - 55 Vivian Way, Spruce Grove**

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MLS® #E4434376

**\$429,900**

3 Bedroom, 2.50 Bathroom, 1,705 sqft

Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

The Perfect Family Home! - 1700+ sq ft w an unfinished basement! BACKING ONTO A PARK/PLAYGROUND. Walking distance to Jubilee Park/splash park, Greystone School, Childcare and, of course, Dominosssss Pizzaaaa. Beautiful 2 storey w 3 beds, 2.5 baths, Nice open main floor, Ceramic tile, freshly painted! Beautiful Kitchen open to the living room. Maple shaker cabinets and a sweet island for extra space! Open Living room w a gas fireplace, half bath, MAIN FLOOR LAUNDRY, and access to the double garage w a man door out the side! Upstairs 2 great sized kids rooms and a HUGE primary bedroom!! This is where you see the extra sq footage.. Giant room, Big walk in closet and a spacious 4 pc ensuite bathroom!! Backyard has a berm w concrete steps up to the park gate PLUS.. FULL of perennials..succulents too! Move in ready! Great home! Lots of space, lovely feel, and perfect location! Sledding hill out back in the winter, and running barefoot in the summer!



Built in 2011

### **Essential Information**

MLS® #	E4434376
Price	\$429,900
Bedrooms	3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,705
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	55 Vivian Way
Area	Spruce Grove
Subdivision	Spruce Village
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0H3

### Amenities

Amenities	Deck
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Microwave 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, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**School Information**

Middle	Greystone
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**Additional Information**

Date Listed	May 2nd, 2025
Days on Market	12
Zoning	Zone 91

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