

## \$575,000 - 7 Vivian Way, Spruce Grove

MLS® #E4437233

**\$575,000**

3 Bedroom, 3.50 Bathroom, 2,282 sqft

Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

Luxury and comfort come together in this fully finished gem in Spruce Village, offering over 3,100 sq. ft. of beautifully designed living space. Thoughtfully upgraded, this home features A/C, hardwood floors, main-floor laundry, a cozy gas fireplace & finished basement with wet bar. The spacious kitchen includes stainless steel appliances, a center island, walk-through pantry, & separate dinette perfect for entertaining. An abundance of windows fills the home with natural light. Upstairs, youâ€™ll find a large bonus room and some of the biggest bdrms around. The primary suite includes a w/i closet, 5-piece ensuite, & space for a sitting area. The fully finished basement offers a generous rec room & a wet bar setup, ideal for movie nights or gatherings. Enjoy the outdoors with a west-facing, fully fenced, landscaped yard, complete with a deck, gazebo, playset & shed. Walking distance to Jubilee/Victoria Park, & new library at Heavy Metal place. TONS of value offered in this home!

Built in 2009

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4437233  |
| Price    | \$575,000 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,282                  |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 7 Vivian Way   |
| Area        | Spruce Grove   |
| Subdivision | Spruce Village |
| City        | Spruce Grove   |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7X 0B9        |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Deck, No Smoking Home, Wet Bar |
| Parking   | Double Garage Attached                          |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, See Remarks |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel, Tile Surround   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 18th, 2025 |
| Days on Market | 15             |
| Zoning         | Zone 91        |

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Listing information last updated on June 2nd, 2025 at 8:47am MDT