

\$349,000 - 38 85 Spruce Village Dr Drive, Spruce Grove

MLS® #E4444479

\$349,000

3 Bedroom, 2.50 Bathroom, 1,281 sqft
Condo / Townhouse on 0.00 Acres

Spruce Village, Spruce Grove, AB

Welcome to your new home in Spruce Grove! This beautifully updated walk-out duplex backs onto peaceful green space & offers the perfect blend of comfort, style & location. Step into a spacious front entry with closet & convenient 2-piece powder room featuring a new vanity & toilet. The main level boasts an open-concept layout with brand new laminate flooring, a cozy gas fireplace (recently cleaned and serviced) & stunning views from the west-facing patio. The kitchen has been upgraded with brand new stainless steel appliances, sleek new countertops & a central island with breakfast bar – ideal for casual dining & entertaining. Upstairs, you'll find three generously sized bedrooms & a 4-piece main bath with new toilet & shower head. The primary suite is a standout with green space views, a huge walk-in closet & a private 4-piece ensuite with updated shower head. The walk-out basement is ready for your personal touch – imagine a media room, home gym, or extra bedroom – the possibilities are endless.

Built in 2012

Essential Information

MLS® #	E4444479
Price	\$349,000
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,281
Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	38 85 Spruce Village Dr Drive
Area	Spruce Grove
Subdivision	Spruce Village
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0L2

Amenities

Amenities	Deck, Walkout Basement
Parking	Front Drive Access, Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 26th, 2025
Days on Market	5
Zoning	Zone 91
Condo Fee	\$110

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Listing information last updated on July 1st, 2025 at 6:47pm MDT