

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

MLS® #A2235456

\$349,000

3 Bedroom, 3.00 Bathroom, 1,280 sqft
Residential on 0.08 Acres

Spruce Village, Spruce Grove, Alberta

Welcome to your new home in Spruce Grove!
This beautifully updated walk-out duplex backs onto peaceful green space and offers the perfect blend of comfort, style, and location. Step into a spacious front entry with closet and convenient 2-piece powder room featuring a new vanity and toilet. The main level boasts an open-concept layout with brand new laminate flooring, a cozy gas fireplace (recently cleaned and serviced), and stunning views from the west-facing patio.

The kitchen has been upgraded with brand new stainless steel appliances, sleek new countertops, and a central island with breakfast bar—ideal for casual dining and entertaining. Upstairs, you'll find three generously sized bedrooms and a 4-piece main bath with new toilet and shower head. The primary suite is a standout with green space views, a huge walk-in closet, and 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. Located within walking distance to groceries and shopping, this home offers unbeatable convenience and value. Move-in ready and packed with upgrades—this one won't last!

Built in 2012



Essential Information

MLS® #	A2235456
Price	\$349,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,280
Acres	0.08
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	38, 85 Spruce Village Drive W
Subdivision	Spruce Village
City	Spruce Grove
County	Spruce Grove
Province	Alberta
Postal Code	T7X0L2

Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement	Full, Unfinished
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Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Landscaped
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	June 26th, 2025
Days on Market	9
Zoning	R1

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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