

## \$319,900 - 40 Vivian Way, Spruce Grove

MLS® #E4440007

**\$319,900**

4 Bedroom, 2.50 Bathroom, 1,281 sqft

Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

**SPECTACULAR STARTER HOME IN SPRUCE VILLAGE!!** Welcome to this fully developed (1850 Sq/Ft) 2 storey half duplex nestled in the heart of the community, and mere steps away from Spruce Village Park. The main floor offers a spacious living room, a kitchen complete with island, dining area, and half bath. The upper floor consists of 1 large primary bedroom, to sizeable additional bedrooms, and a 4pc main bath. Rounding out the rest of the best is the fully finished basement complete with a 2nd family room, 4th bedroom, half bath, and laundry room. Perfect for the growing family. Perfect for an investment. Perfect for you! **DONÂ€™T MISS OUT AT THIS RARE OPPORTUNITY TO OWN IN SPRUCE VILLAGE!!**

Built in 2007

### Essential Information

MLS® #	E4440007
Price	\$319,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,281
Acres	0.00



Year Built	2007
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	40 Vivian Way
Area	Spruce Grove
Subdivision	Spruce Village
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0B6

### **Amenities**

Amenities	On Street Parking, Deck, Detectors Smoke, Front Porch
Parking	No Garage, Parking Pad Cement/Paved

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Flat Site, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Prescott Learning Centre
Middle	Prescott Learning Centre
High	Spruce Grove Composite Hig

### **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 17th, 2025 at 1:02pm MDT