

\$467,900 - 83 Vaughn Avenue, Spruce Grove

MLS® #E4453084

\$467,900

4 Bedroom, 3.50 Bathroom, 1,678 sqft

Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

Welcome to this beautifully maintained 4 bedroom family home, located on one of the largest pie-shaped lots in Spruce Village. The fully fenced and landscaped backyard is truly a retreat, complete with a large deck. Inside, the bright open-concept kitchen features rich maple cabinets, a pantry, and a large island. The spacious dining area is surrounded by large windows and sliding doors leading to the deck. The inviting living room boasts a custom built-in wall unit and cozy gas fireplace. Upstairs, you'll find three generous bedrooms plus a versatile bonus room. The bright master bedroom offers a walk-in closet and a luxurious 5-piece ensuite with soaker tub and oversized shower. The basement is partially finished with a 3-piece bath, laundry room, and a fourth bedroom. The attached 20' x 22' garage is insulated and drywalled. This home is in a family friendly neighborhood close to parks, schools and shopping.

Built in 2007

Essential Information

MLS® #	E4453084
Price	\$467,900
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,678
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	83 Vaughn Avenue
Area	Spruce Grove
Subdivision	Spruce Village
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0B5

Amenities

Amenities	Deck, Detectors Smoke
Parking	Double Garage Attached

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed August 15th, 2025

Days on Market 23

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 September 7th, 2025 at 12:02pm MDT