

## \$419,000 - 38 Vaughn Avenue, Spruce Grove

MLS® #E4455236

**\$419,000**

3 Bedroom, 3.50 Bathroom, 1,539 sqft

Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

Beautifully updated 2 Storey shows like new. Bright open plan filled with natural light. Main floor provides open living room, dining area, kitchen & breakfast nook with updated lighting, cabinetry, counters & paint colors throughout along with a custom coffee bar area. Half bath and laundry complete the main floor. Upper level bonus room, spare bedroom and full bath along with master bedroom complete with full bath & walk in closets. Lower level has open family room with coffee/bar area complete with fridge, added bedroom and 3pc bath. Upgrades in last 5 years include furnace, hot water tank, A/C, appliances, light fixtures, hardware, paint (including front porch and back porch decks stained) and new landscaping complete with trees, rock, shrubs and front fountain. Fully fenced for your young ones (along with dog run area for your fur baby).

Built in 2007

### Essential Information

MLS® #	E4455236
Price	\$419,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,539
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	38 Vaughn Avenue
Area	Spruce Grove
Subdivision	Spruce Village
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4R9

### Amenities

Amenities	On Street Parking, Air Conditioner, Deck, Dog Run-Fenced In, Front Porch, Gazebo, Hot Water Natural Gas, Hot Wtr Tank-Energy Star
Parking	Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 29th, 2025
Days on Market	2
Zoning	Zone 91

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