

# \$354,900 - 18 Virginia Avenue, Spruce Grove

MLS® #E4460879

**\$354,900**

2 Bedroom, 2.50 Bathroom, 1,442 sqft  
Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

Nestled in the family-friendly community of Spruce Village, this inviting 2-bedroom home combines comfort, convenience, and beautiful surroundings. Step inside to a bright and functional layout, perfect for everyday living. The cozy living spaces flow seamlessly, with a well-sized kitchen and dining area that make entertaining easy. Upstairs, youâ€™™ll find two spacious bedrooms designed to provide comfort and privacy. The partly finished walkout basement is a true highlight, offering endless possibilities for a home office, gym, or recreation space. From here, step outside and enjoy peaceful views of the lush greens, creating your own backyard retreat. With an attached garage, plenty of natural light, and a welcoming atmosphere, this home offers the perfect blend of practicality and charm. Located in Spruce Village, youâ€™™ll love the nearby parks, walking trails, schools, and easy access to all the amenities Spruce Grove has to offer. This is more than just a homeâ€”itâ€™™s a lifestyle waiting for you!

Built in 2007

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4460879  |
| Price    | \$354,900 |
| Bedrooms | 2         |



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,442         |
| Acres          | 0.00          |
| Year Built     | 2007          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 18 Virginia Avenue |
| Area        | Spruce Grove       |
| Subdivision | Spruce Village     |
| City        | Spruce Grove       |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7X 4P6            |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Detectors Smoke  |
| Parking   | Single 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                                                            |
| Stories           | 2                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Partially Finished                                                             |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Landscaped         |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 33                |
| Zoning         | Zone 91           |

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