

# \$329,900 - 17 85 Spruce Village Drive, Spruce Grove

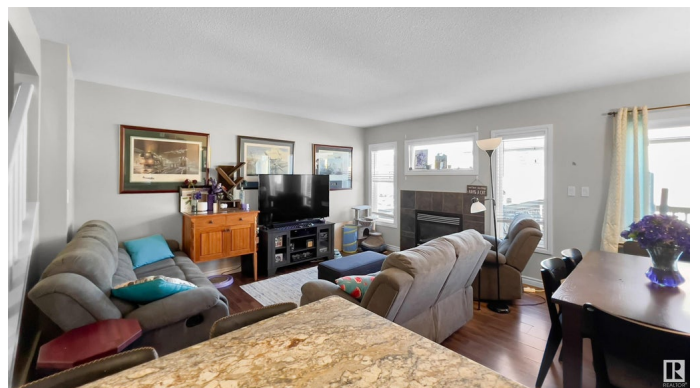
MLS® #E4425288

**\$329,900**

3 Bedroom, 2.50 Bathroom, 1,277 sqft  
Condo / Townhouse on 0.00 Acres

Spruce Village, Spruce Grove, AB

Welcome to this 1277 square foot 2 storey WALKOUT half duplex in Vanderbilt common. This home features 3 bedrooms, 2.5 bathrooms, single attached garage and a rare unfinished walkout basement. The main floor is a open concept living room-kitchen- dining area. The kitchen has a large eat up island and plenty of counter space for the cook in the family. The cozy living room features a gas fireplace, lots of natural light and space for the whole family to enjoy. The top floor has the 3 bedrooms. The main full bathroom separates the primary bedroom from the two additional bedrooms. The large primary bedroom features a full ensuite and walk in closet. The walkout basement comes unfinished and ready for you to create any additional space you need. It would be great for an entertainment area, home office, etc. Laundry is located in the basement. The home comes landscaped and a single attached garage with additional parking space on the drive way.



Built in 2011

## Essential Information

MLS® #	E4425288
Price	\$329,900
Bedrooms	3
Bathrooms	2.50

Full Baths	2
Half Baths	1
Square Footage	1,277
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	17 85 Spruce Village Drive
Area	Spruce Grove
Subdivision	Spruce Village
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0L2

### Amenities

Amenities	Deck
Parking Spaces	2
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
Fireplace	Yes
Fireplaces	Direct Vent
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced
Roof	Asphalt Shingles

Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 12th, 2025  
Days on Market 2  
Zoning Zone 91  
Condo Fee \$100

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 March 14th, 2025 at 7:17am MDT