

\$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

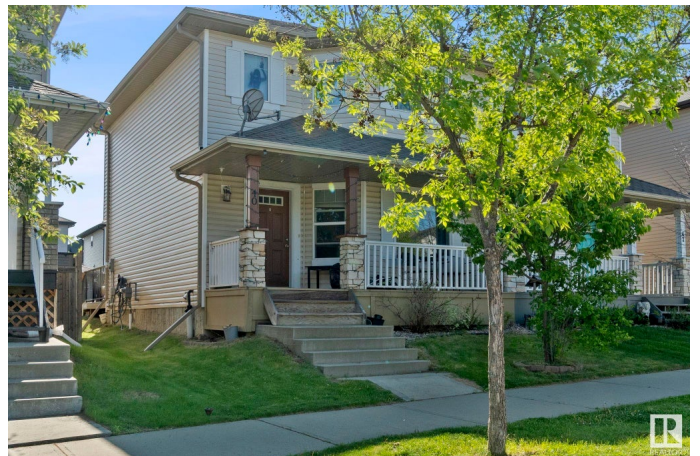
Spruce Village, Spruce Grove, AB

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 17

Zoning Zone 91

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Listing information last updated on June 19th, 2025 at 1:32pm MDT