

\$349,000 - 38, 85 Spruce Village Drive W, Spruce Grove

MLS® #A2235456

\$349,000

3 Bedroom, 3.00 Bathroom, 1,280 sqft
Residential on 0.08 Acres

Spruce Village, Spruce Grove, Alberta

Welcome to your new home in Spruce Grove!
This beautifully updated walk-out duplex backs onto peaceful green space and offers the perfect blend of comfort, style, and location. Step into a spacious front entry with closet and convenient 2-piece powder room featuring a new vanity and toilet. The main level boasts an open-concept layout with brand new laminate flooring, a cozy gas fireplace (recently cleaned and serviced), and stunning views from the west-facing patio.

The kitchen has been upgraded with brand new stainless steel appliances, sleek new countertops, and a central island with breakfast bar—ideal for casual dining and entertaining. Upstairs, you'll find three generously sized bedrooms and a 4-piece main bath with new toilet and shower head. The primary suite is a standout with green space views, a huge walk-in closet, and a private 4-piece ensuite with updated shower head.

The walk-out basement is ready for your personal touch—imagine a media room, home gym, or extra bedroom—the possibilities are endless. Located within walking distance to groceries and shopping, this home offers unbeatable convenience and value. Move-in ready and packed with upgrades—this one won't last!

Built in 2012



Essential Information

MLS® #	A2235456
Price	\$349,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,280
Acres	0.08
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	38, 85 Spruce Village Drive W
Subdivision	Spruce Village
City	Spruce Grove
County	Spruce Grove
Province	Alberta
Postal Code	T7X0L2

Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement	Full, Unfinished
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Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Landscaped
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	June 26th, 2025
Days on Market	12
Zoning	R1

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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