

## \$329,900 - 45 Ventura Street, Spruce Grove

MLS® #E4428227

**\$329,900**

4 Bedroom, 2.50 Bathroom, 1,234 sqft  
Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

Prime Spruce Grove Location Tucked away in the vibrant neighbourhood of Spruce Village, this home blends comfort and convenience just steps from parks, schools, and everyday shopping. Step inside to discover updated interiors with contemporary vinyl plank flooring and crisp, modern paint tones on both the main and upper levels. The bright, airy layout creates a seamless flow from the kitchen to the living and dining areas. A peninsula-style counter offers additional prep space in the kitchen, which includes a selection of newer appliances. The living room invites you to unwind beside the warmth of a gas fireplace, while the dining area leads to a west-facing deck – perfect for afternoon lounging or evening BBQs. Upstairs offers three generous bedrooms, with the primary retreat boasting its own private 3-piece ensuite. The basement adds flexibility with a fourth bedroom and a spacious laundry area, offering potential for future development. Pictures were taken before current tenants moved in.

Built in 2004

### Essential Information

MLS® #	E4428227
Price	\$329,900
Bedrooms	4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,234
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	45 Ventura Street
Area	Spruce Grove
Subdivision	Spruce Village
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4P6

### **Amenities**

Amenities	Off Street Parking, Deck
Parking Spaces	3
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Opener, 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, Brick, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Brick, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 28th, 2025  
Days on Market 6  
Zoning Zone 91

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