

## \$349,000 - 26 85 Spruce Village Drive, Spruce Grove

MLS® #E4459685

**\$349,000**

3 Bedroom, 2.50 Bathroom, 1,299 sqft  
Condo / Townhouse on 0.00 Acres

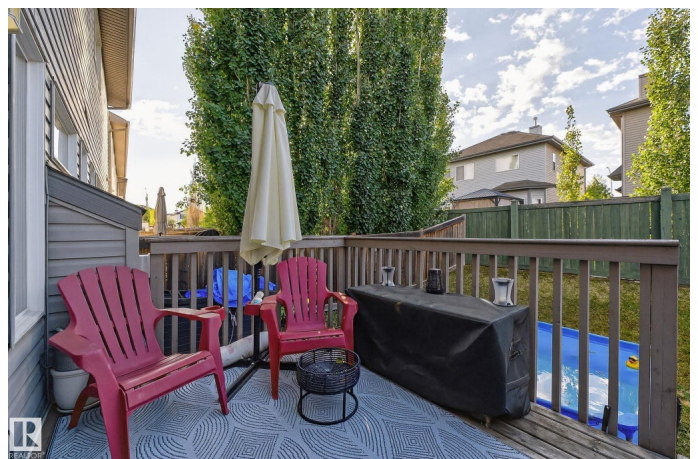
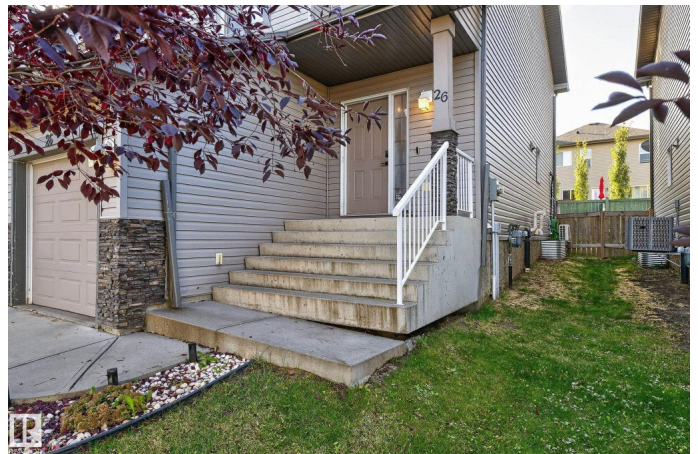
Spruce Village, Spruce Grove, AB

This stunning duplex in Spruce Grove combines elegance, space, and convenience in one exceptional package. Nestled in a charming suburb, the property offers an expansive floor plan with an abundance of square footage, making it perfect for families who value both comfort and sophistication. The design highlights contemporary finishes, spacious living areas, and large windows that flood the home with natural light. Located on the east end of Spruce Grove, this home provides easy access to all the amenities you could ever need. From shopping and dining to parks and recreational areas, everything is just a short distance away. For those who appreciate outdoor activities, nearby parks offer green spaces for relaxation and recreation, while the Thompson and Family Arenas are within close reach for ice sports and community events. Commuters will love the property's proximity to Highway 16, offering a quick and convenient route to Edmonton and beyond.

Built in 2011

### Essential Information

MLS® #	E4459685
Price	\$349,000
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,299
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	26 85 Spruce Village Drive
Area	Spruce Grove
Subdivision	Spruce Village
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0L2

### Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Deck, Detectors Smoke, Exterior Walls- 2"x6", No Smoking Home, Vinyl Windows
Parking	Front Drive Access, Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplaces	Direct Vent
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 26th, 2025
Days on Market	5
Zoning	Zone 91
Condo Fee	\$110

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Listing information last updated on October 1st, 2025 at 7:02am MDT