

## \$325,000 - 23 Vernon Street, Spruce Grove

MLS® #E4459946

**\$325,000**

2 Bedroom, 2.50 Bathroom, 1,288 sqft

Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

YOU'RE HOME! This home is perfect for so many buyers! Whether you are buying your first home, downsizing, or looking to invest, this one checks all the boxes! Located in the family friendly community of Spruce Village, this home is super close to schools and amenities! It is also conveniently located on the east side of Spruce Grove making for that easy commute to Edmonton! The home itself has been so well loved. The main floor offers a perfectly laid out main living area with the living room having a gas fireplace and the kitchen having ALL the cabinets and bringing in that beautiful west facing sunlight through the large windows! There is also a 2-pc bath on this level. Upstairs, you will be excited at the two HUGE primary bedrooms, each with their own 4-pc ensuite and walk in closet! The basement is ready for your personal touch to add even more value to this home. The detached garage was recently added and is in immaculate condition! There is also central A/C! New HWT in 2024, don't wait on this one!

Built in 2007

### Essential Information

MLS® # E4459946

Price \$325,000

Bedrooms 2



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,288         |
| Acres          | 0.00          |
| Year Built     | 2007          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 23 Vernon Street |
| Area        | Spruce Grove     |
| Subdivision | Spruce Village   |
| City        | Spruce Grove     |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T7X 0B6          |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached                |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                       |
| Stories           | 2                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Full, Unfinished                                                                                                                                                |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood, Vinyl                                              |
| Exterior Features | Fenced, Landscaped, Paved Lane, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                         |
| Construction      | Wood, Vinyl                                              |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 28th, 2025

Days on Market                3

Zoning                            Zone 91

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Listing information last updated on October 1st, 2025 at 7:17am MDT