

\$354,900 - 18 Virginia Avenue, Spruce Grove

MLS® #E4460879

\$354,900

2 Bedroom, 2.50 Bathroom, 1,442 sqft

Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

Nestled in the family-friendly community of Spruce Village, this inviting 2-bedroom home combines comfort, convenience, and beautiful surroundings. Step inside to a bright and functional layout, perfect for everyday living.

The cozy living spaces flow seamlessly, with a well-sized kitchen and dining area that make entertaining easy. Upstairs, you'll find two spacious bedrooms designed to provide comfort and privacy. The partly finished walkout basement is a true highlight, offering endless possibilities for a home office, gym, or recreation space. From here, step outside and enjoy peaceful views of the lush greens, creating your own backyard retreat. With an attached garage, plenty of natural light, and a welcoming atmosphere, this home offers the perfect blend of practicality and charm.

Located in Spruce Village, you'll love the nearby parks, walking trails, schools, and easy access to all the amenities Spruce Grove has to offer. This is more than just a home—it's a lifestyle waiting for you!

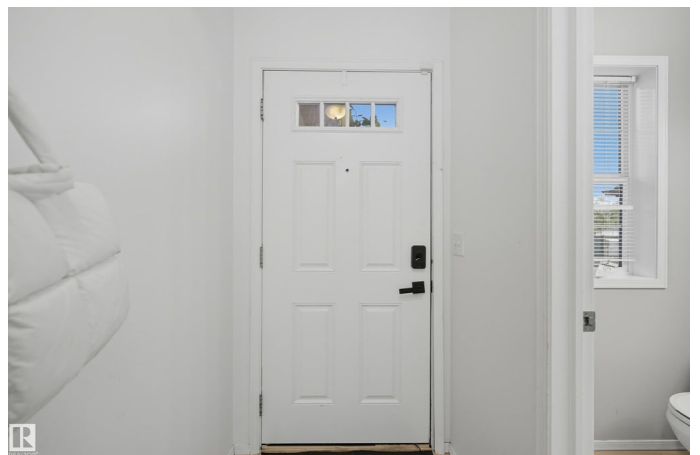
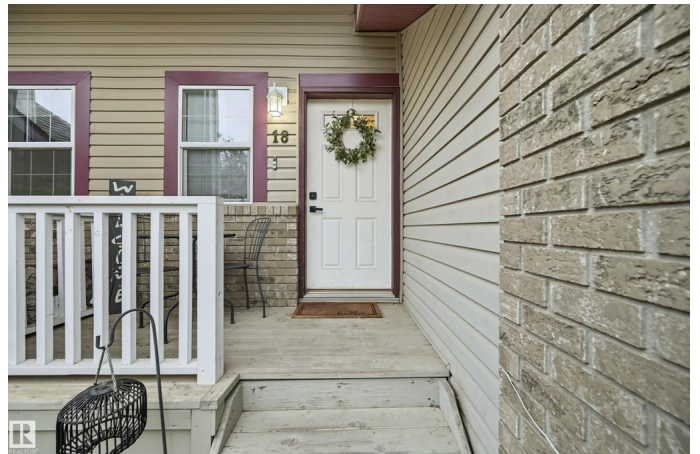
Built in 2007

Essential Information

MLS® # E4460879

Price \$354,900

Bedrooms 2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,442
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	18 Virginia Avenue
Area	Spruce Grove
Subdivision	Spruce Village
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4P6

Amenities

Amenities	Deck, Detectors Smoke
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, 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, Vinyl
Exterior Features	Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed October 3rd, 2025

Days on Market 13

Zoning Zone 91

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 16th, 2025 at 11:47am MDT