

## \$575,000 - 7 Vivian Way, Spruce Grove

MLS® #E4437233

**\$575,000**

3 Bedroom, 3.50 Bathroom, 2,282 sqft

Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

Luxury and comfort come together in this fully finished gem in Spruce Village, offering over 3,100 sq. ft. of beautifully designed living space. Thoughtfully upgraded, this home features A/C, hardwood floors, main-floor laundry, a cozy gas fireplace & finished basement with wet bar. The spacious kitchen includes stainless steel appliances, a center island, walk-through pantry, & separate dinette perfect for entertaining. An abundance of windows fills the home with natural light. Upstairs, you'll find a large bonus room and some of the biggest bdrms around. The primary suite includes a w/i closet, 5-piece ensuite, & space for a sitting area. The fully finished basement offers a generous rec room & a wet bar setup, ideal for movie nights or gatherings. Enjoy the outdoors with a west-facing, fully fenced, landscaped yard, complete with a deck, gazebo, playset & shed. Walking distance to Jubilee/Victoria Park, & new library at Heavy Metal place. TONS of value offered in this home!

Built in 2009

### Essential Information

MLS® # E4437233

Price \$575,000

Bedrooms 3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,282
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	7 Vivian Way
Area	Spruce Grove
Subdivision	Spruce Village
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0B9

### Amenities

Amenities	Air Conditioner, Deck, No Smoking Home, Wet Bar
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

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

**Additional Information**

Date Listed	May 18th, 2025
Days on Market	16
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 June 3rd, 2025 at 1:47am MDT