

## **\$349,900 - 61 Vaughn Avenue, Spruce Grove**

---

MLS® #E4460371

**\$349,900**

3 Bedroom, 2.50 Bathroom, 1,239 sqft

Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

**FIRST TIME HOME BUYERS & INVESTORS ALERT!** Welcome to this 1212 Sq foot 3 bedroom Half Duplex with a Single attached Garage in Sought after Spruce Village. Recent upgrades include, 3 fully renovated bathrooms, Newer Hot Water Tank (2019) Fresh paint & Vinyl plank flooring. Fantastic open concept plan with a versatile Modern kitchen providing loads of Cabinetry, that leads to the Gorgeous great room featuring & Gas fireplace, with Massive window allowing for tons of natural light. Upstairs you will find the Primary bedroom with its very own 3 pce ensuite & large closet. 2 additional bedrooms & 4 pce bath are great for the Growing family. The unspoiled basement awaits your finishing touches. The fully finished & fenced **SOUTH FACING** back yard is incredible with a custom built Composite Deck & fire pit. This complex even allows room for your four legged little friends. Located close to Schools, Spruce Village Park, Shopping, Golfing and all other necessary amenities. This home is complete with Central A/C.

Built in 2005

### **Essential Information**

MLS® #                    E4460371

Price                      \$349,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,239         |
| Acres          | 0.00          |
| Year Built     | 2005          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 61 Vaughn Avenue |
| Area        | Spruce Grove     |
| Subdivision | Spruce Village   |
| City        | Spruce Grove     |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T7X 4R9          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Attached |

### Interior

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

### Exterior

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

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 2nd, 2025

Days on Market                15

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 17th, 2025 at 3:32pm MDT