Courtesy Of Jazmin K Laframboise Of Exp Realty

$345,000 - 3 85 Spruce Village Dr Drive, Spruce Grove

MLS® #E4458604

$345,000
3 Bedroom, 2.50 Bathroom, 1,288 sqft
Condo / Townhouse on 0.00 Acres

Spruce Village, Spruce Grove, AB

Well maintained bareland half duplex condo is move in ready! Super low condo fee ($110/month) is for garbage pickup and crescent street snow removal in the winter; no waiting for the city to get it done! The thoughtful layout works great for entertaining and family living with ample counter space, an island, and open concept living with patio door to deck in the spacious yard! The living room is cozy with a gas fireplace. Upstairs are 3 good sized bedrooms with the primary room featuring a spacious walk in closet and full 4 piece bathroom. Another 4 piece bathroom finishes the upstairs. The basement is unfinished but is ready for a 4th bedroom and 4th bathroom. Keep your vehicle warm in winter with the single attached garage. Located in walkable community near schools, shopping and Jubilee park!

Built in 2011

Essential Information

MLS® #	E4458604
Price	$345,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,288

Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	3 85 Spruce Village Dr Drive
Area	Spruce Grove
Subdivision	Spruce Village
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0L2

Amenities

Amenities	Deck, Exterior Walls- 2"x6", No Animal Home, Vinyl Windows
Parking Spaces	2
Parking	Insulated, Single Garage Attached

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Prescott Learning Center
Middle	Prescott Learning Center
High	Spruce Grove Composite

Additional Information

Date Listed	September 18th, 2025
Days on Market	22
Zoning	Zone 91
Condo Fee	$110

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Listing information last updated on October 10th, 2025 at 8:32am MDT