

# \$234,900 - 40 Voleta Court, Spruce Grove

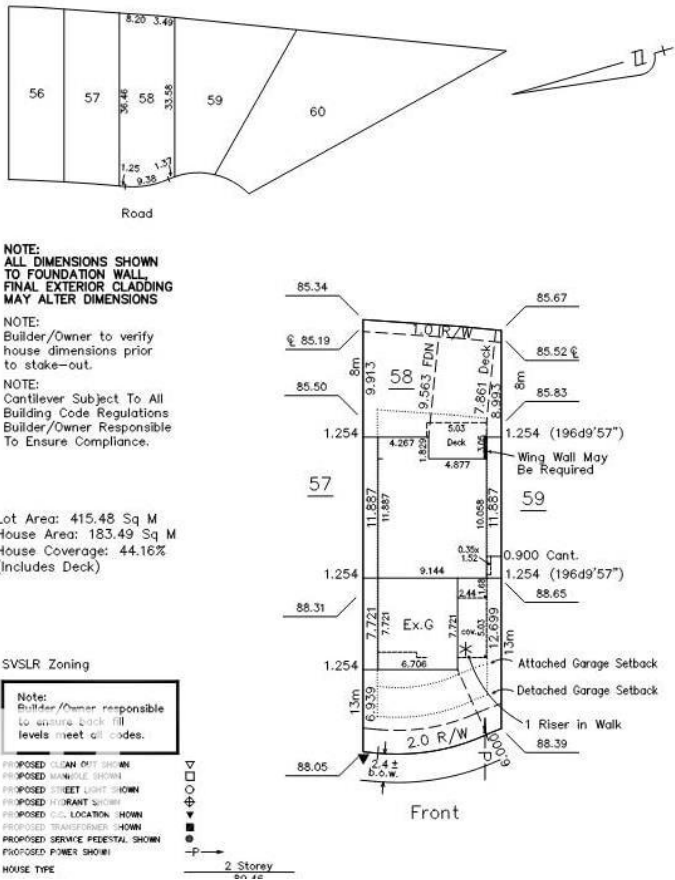
MLS® #E4457760

**\$234,900**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

**\*\*WALKOUT LOT\*\*SPRUCE VILLAGE\*\*MATURE COMMUNITY\*\*30 POCKET LOT\*\*4473 SQFT\*\***Nestled just steps from the vibrant Jubilee Park, this prime walkout lot offers the perfect setting to bring your dream home to life. Situated in the welcoming and family-friendly community of Spruce Village, youâ€™ll be surrounded by the charm of established neighborhoods and the beauty of nature at your doorstep. Imagine trails leading to peaceful green spaces, scenic ponds, and a park filled with year-round activitiesâ€”spray park in the summer, skating in the winter, frisbee golf, playgrounds, and even a basketball court. Daily conveniences are close at hand, with shops, schools, and groceries within walking distance, plus quick access to major routes for an easy commute. This location combines the warmth of a well-loved community with endless opportunities to enjoy the outdoors. A truly ideal place to build your brand-new home in the heart of Spruce Grove.



## Essential Information

MLS® #	E4457760
Price	\$234,900
Bathrooms	0.00
Acres	0.00

Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	40 Voleta Court
Area	Spruce Grove
Subdivision	Spruce Village
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0J8

### Exterior

Exterior Features	Golf Nearby, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
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### Additional Information

Date Listed	September 14th, 2025
Days on Market	1
Zoning	Zone 91

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Listing information last updated on September 15th, 2025 at 8:32am MDT