

## \$349,000 - 26 85 Spruce Village Drive, Spruce Grove

MLS® #E4459685

**\$349,000**

3 Bedroom, 2.50 Bathroom, 1,299 sqft  
Condo / Townhouse on 0.00 Acres

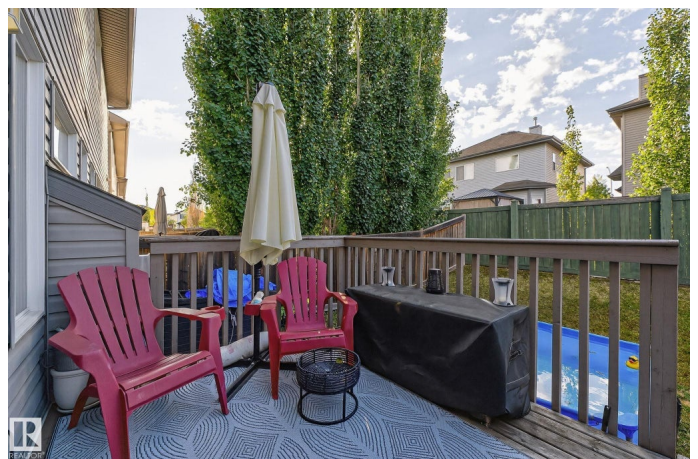
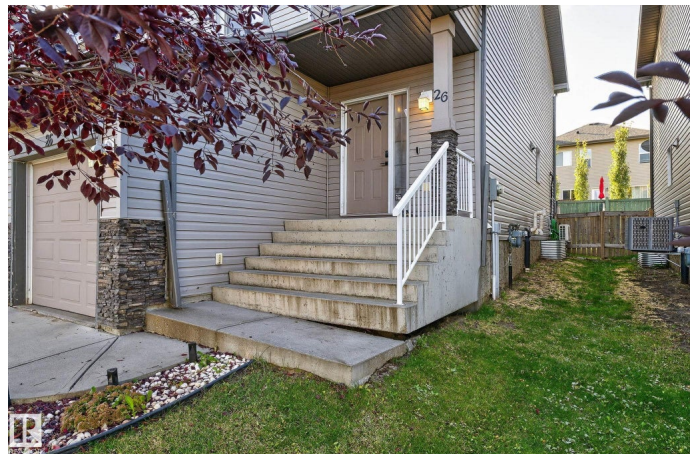
Spruce Village, Spruce Grove, AB

This stunning duplex in Spruce Grove combines elegance, space, and convenience in one exceptional package. Nestled in a charming suburb, the property offers an expansive floor plan with an abundance of square footage, making it perfect for families who value both comfort and sophistication. The design highlights contemporary finishes, spacious living areas, and large windows that flood the home with natural light. Located on the east end of Spruce Grove, this home provides easy access to all the amenities you could ever need. From shopping and dining to parks and recreational areas, everything is just a short distance away. For those who appreciate outdoor activities, nearby parks offer green spaces for relaxation and recreation, while the Thompson and Family Arenas are within close reach for ice sports and community events. Commuters will love the property's proximity to Highway 16, offering a quick and convenient route to Edmonton and beyond.

Built in 2011

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4459685  |
| Price    | \$349,000 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,299             |
| Acres          | 0.00              |
| Year Built     | 2011              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 26 85 Spruce Village Drive |
| Area        | Spruce Grove               |
| Subdivision | Spruce Village             |
| City        | Spruce Grove               |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T7X 0L2                    |

### Amenities

|           |                                                                                                                                      |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Air Conditioner, Deck, Detectors Smoke, Exterior Walls- 2"x6", No Smoking Home, Vinyl Windows |
| Parking   | Front Drive Access, Single Garage Attached                                                                                           |

### Interior

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

### Exterior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                       |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

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

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 32                   |
| Zoning         | Zone 91              |
| Condo Fee      | \$110                |

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Listing information last updated on October 28th, 2025 at 4:02pm MDT