

Courtesy Of Tracy Loewer Of Liv Real Estate

## \$445,000 - 27 Millgrove Drive, Spruce Grove

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MLS® #E4459768

**\$445,000**

4 Bedroom, 2.50 Bathroom, 1,243 sqft

Single Family on 0.00 Acres

Millgrove, Spruce Grove, AB

This charming bungalow has something for everyone! Located close to schools, shopping, and a fabulous dog park, this 4 bed/2.5 bath home also has solar panels, hot tub (2025), adorable shed, dream garage with oversize door, workshop and in-floor heating, RV parking, and wonderful curb appeal. Big ticket items are covered with newer shingles, furnace, HWT and fencing (not to mention a refrigerator that might be smarter than us all!). The home is light and bright with south-facing living room windows - perfect for plant lovers - and there's also a skylight in the hallway that will make you think you've forgotten to turn off the lights! Off that bright hallway, you'll find 3 cozy bedrooms, with half bath ensuite in the primary, and a full bathroom with walk-in tub. Downstairs is spacious with a 4th bedroom, massive family/rec room as well as a brand new bathroom, laundry room with tons of storage space, and a flex room waiting for your next hobby to fill it up! Add your own personal touches and settle in!

Built in 1976

### Essential Information

MLS® # E4459768

Price \$445,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,243                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 27 Millgrove Drive |
| Area        | Spruce Grove       |
| Subdivision | Millgrove          |
| City        | Spruce Grove       |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7X 2M7            |

### Amenities

|                |                                                                                                |
|----------------|------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Hot Tub, Parking-Extra, Skylight, Vinyl Windows, Workshop, Solar Equipment |
| Parking Spaces | 4                                                                                              |
| Parking        | Double Garage Detached, Heated, Over Sized, See Remarks                                        |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                         |
| Stories           | 2                                                                                                                 |
| Has Basement      | Yes                                                                                                               |
| Basement          | Full, Partially Finished                                                                                          |

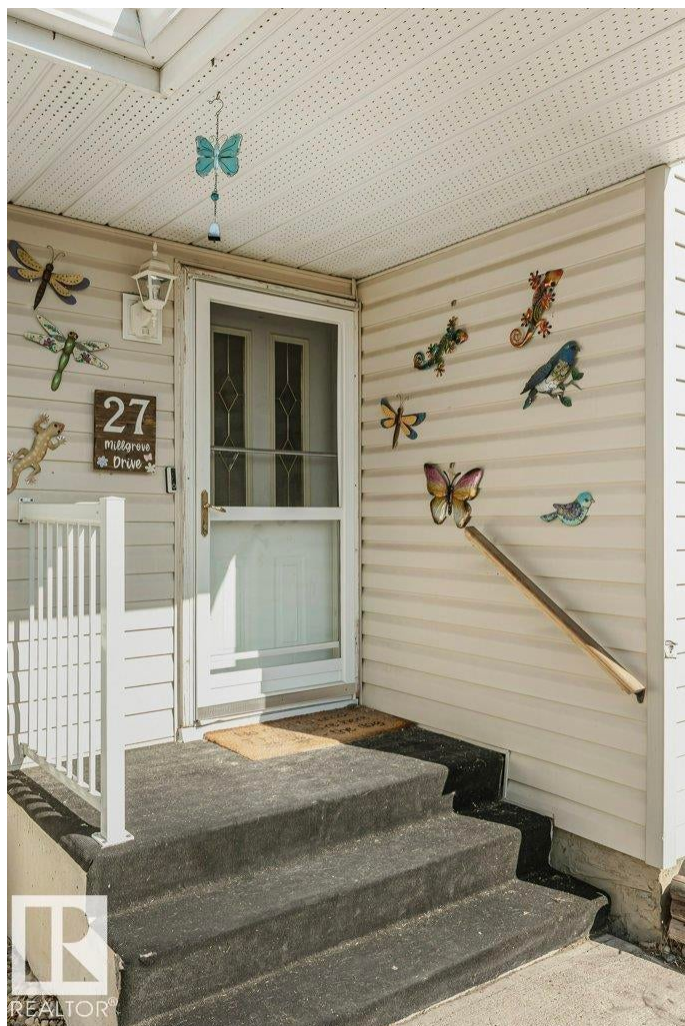
### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 39                   |
| Zoning         | Zone 91              |



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Listing information last updated on November 3rd, 2025 at 11:32pm MST