

\$319,900 - 40 Vivian Way, Spruce Grove

MLS® #E4440007

\$319,900

4 Bedroom, 2.00 Bathroom, 1,281 sqft

Single Family on 0.00 Acres

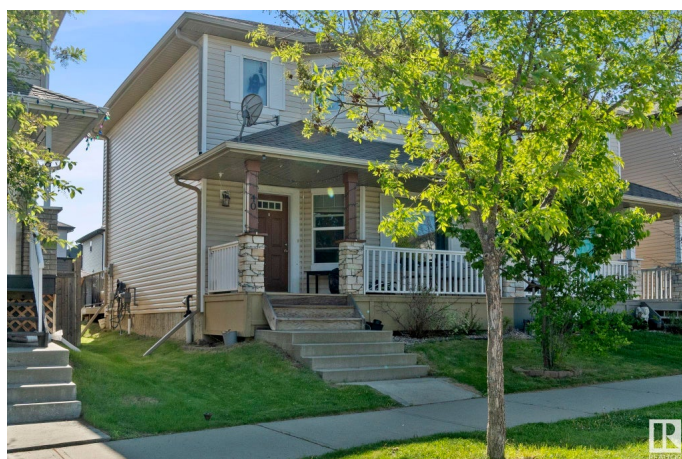
Spruce Village, Spruce Grove, AB

SPECTACULAR STARTER HOME IN SPRUCE VILLAGE!! Welcome to this fully developed (1850 Sq/Ft) 2 storey half duplex nestled in the heart of the community, and mere steps away from Spruce Village Park. The main floor offers a spacious living room, a kitchen complete with island, dining area, and half bath. The upper floor consists of 1 large primary bedroom, to sizeable additional bedrooms, and a 4pc main bath. Rounding out the rest of the best is the fully finished basement complete with a 2nd family room, 4th bedroom, half bath, and laundry room. Perfect for the growing family. Perfect for an investment. Perfect for you! **DONÂ€™T MISS OUT AT THIS RARE OPPORTUNITY TO OWN IN SPRUCE VILLAGE!!**

Built in 2007

Essential Information

MLS® #	E4440007
Price	\$319,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,281
Acres	0.00



Year Built	2007
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	40 Vivian Way
Area	Spruce Grove
Subdivision	Spruce Village
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0B6

Amenities

Amenities	On Street Parking, Deck, Detectors Smoke, Front Porch
Parking	No Garage, Parking Pad Cement/Paved

Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Flat Site, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Prescott Learning Centre
Middle	Prescott Learning Centre
High	Spruce Grove Composite Hig

Additional Information

Date Listed June 2nd, 2025

Days on Market 23

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 June 25th, 2025 at 5:17am MDT