

\$349,900 - 61 Vaughn Avenue, Spruce Grove

MLS® #E4460371

\$349,900

3 Bedroom, 2.50 Bathroom, 1,239 sqft

Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

FIRST TIME HOME BUYERS & INVESTORS ALERT! Welcome to this 1212 Sq foot 3 bedroom Half Duplex with a Single attached Garage in Sought after Spruce Village. Recent upgrades include, 3 fully renovated bathrooms, Newer Hot Water Tank (2019) Fresh paint & Vinyl plank flooring. Fantastic open concept plan with a versatile Modern kitchen providing loads of Cabinetry, that leads to the Gorgeous great room featuring & Gas fireplace, with Massive window allowing for tons of natural light. Upstairs you will find the Primary bedroom with its very own 3 pce ensuite & large closet. 2 additional bedrooms & 4 pce bath are great for the Growing family. The unspoiled basement awaits your finishing touches. The fully finished & fenced **SOUTH FACING** back yard is incredible with a custom built Composite Deck & fire pit. This complex even allows room for your four legged little friends. Located close to Schools, Spruce Village Park, Shopping, Golfing and all other necessary amenities. This home is complete with Central A/C.

Built in 2005

Essential Information

MLS® # E4460371

Price \$349,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,239
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	61 Vaughn Avenue
Area	Spruce Grove
Subdivision	Spruce Village
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4R9

Amenities

Amenities	See Remarks
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed October 2nd, 2025

Days on Market 10

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 October 12th, 2025 at 2:32pm MDT