

# \$349,900 - 48 Venice Boulevard, Spruce Grove

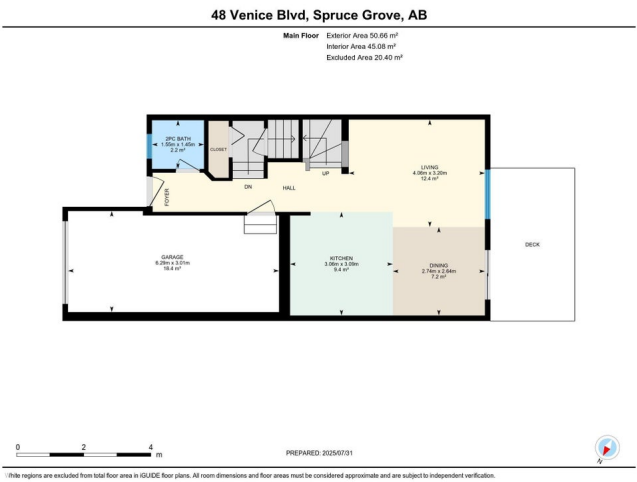
MLS® #E4452823

**\$349,900**

3 Bedroom, 2.50 Bathroom, 1,215 sqft  
Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

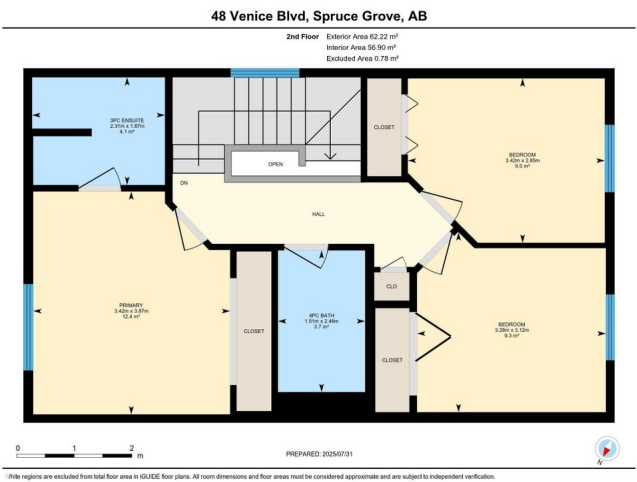
This immaculate Half Duplex home is located on a quiet street in the Spruce Village. Offering 1214 sq ft of above-grade living space, featuring 3 bedrooms, 2.5 bathrooms, and a Single attached garage. A spacious entryway leads to the bright living room. Open concept floor plan gives direct access to the kitchen featuring countertops, a central island, and plenty of cupboard space, formal dining room leads to a north-facing fenced backyard and deck. A 2 pc bath completes the main floor. Upstairs has 3 generous sized bedrooms and a 4 pc shared bath. The master bedroom boasts a 3 pc ensuite bath. Unfinished basement with tons of potential. Close to schools, shopping, and all amenities, quick access to Yellowhead Hwy.



Built in 2006

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452823  |
| Price          | \$349,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,215     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2006          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 48 Venice Boulevard |
| Area        | Spruce Grove        |
| Subdivision | Spruce Village      |
| City        | Spruce Grove        |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7X 0B7             |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Deck, Detectors Smoke, Front Porch |
| Parking   | Single Garage Attached             |

### Interior

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

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                  |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Brick, Vinyl                                                                                  |
| Foundation        | Concrete Perimeter                                                                                  |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 12                |

## Zoning

## Zone 91

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Listing information last updated on August 24th, 2025 at 11:32pm MDT