

\$410,000 - 12 Vaughn Avenue, Spruce Grove

MLS® #E4439082

\$410,000

3 Bedroom, 1.50 Bathroom, 1,488 sqft

Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

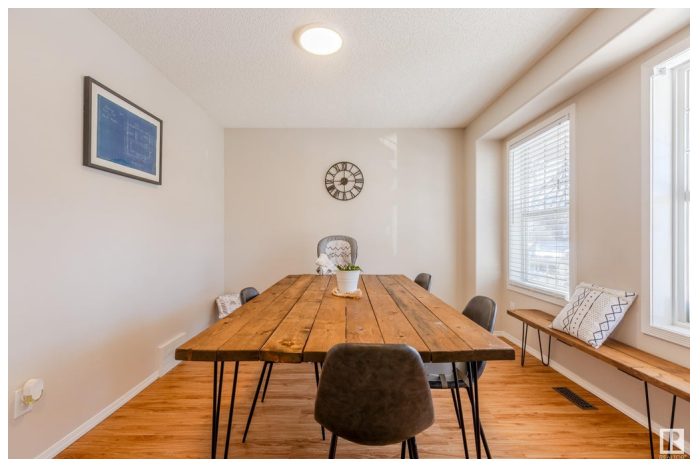
Welcome to your dream family home! This beautiful 2-storey home featuring 3 spacious bedrooms & 2 bathrooms. NEW HWT 2024. Step inside from the covered front porch to find a functional den- currently being used as a dining area. The main level boasts a spacious living area, seamlessly connected to a contemporary kitchen with island, ample cabinetry & coffee bar. Updated 2 piece bathroom rounds out the main floor. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a walk-in closet & access to the 4 piece bathroom. The additional bedrooms share a well-appointed full bathroom, ideal for a growing family or home office setup. Fully finished basement has large family room perfect for watching the game or movie nights. It is a versatile space that can be used for whatever suites your families needs. Outside, enjoy a private backyardâ€”perfect for kids, pets, or weekend BBQ. Located in a family-friendly neighborhood this home offers the perfect blend of comfort & convenience.

Built in 2003

Essential Information

MLS® # E4439082

Price \$410,000



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,488
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	12 Vaughn Avenue
Area	Spruce Grove
Subdivision	Spruce Village
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4M6

Amenities

Amenities	Front Porch
Parking	Stall

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
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Exterior Features	Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 28th, 2025
Days on Market	9
Zoning	Zone 91

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Listing information last updated on June 6th, 2025 at 3:17am MDT