

\$424,900 - 56 Vivian Way, Spruce Grove

MLS® #E4455429

\$424,900

4 Bedroom, 2.50 Bathroom, 1,374 sqft
Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

Welcome to this beautifully maintained home in Spruce Village! The fully fenced and landscaped yard with a double detached garage offers both privacy and convenience. Inside, the bright south-facing living room fills the home with natural light, while the open-concept design is perfect for family living and entertaining. Upstairs you'll find three bedrooms, including a primary suite with walk-in closet and private 3-piece ensuite, plus a full bath for the secondary bedrooms. The fully finished basement adds even more space with a large family room and an additional bedroom. Central A/C keeps the home comfortable through the summer, making this move-in ready property the perfect fit for your family!

Built in 2009

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4455429 |
| Price | \$424,900 |
| Bedrooms | 4 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,374 |
| Acres | 0.00 |



| | |
|------------|------------------------|
| Year Built | 2009 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 56 Vivian Way |
| Area | Spruce Grove |
| Subdivision | Spruce Village |
| City | Spruce Grove |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7X 0H3 |

Amenities

| | |
|-----------|---|
| Amenities | Off Street Parking, On Street Parking, Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Front Porch |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, TV Wall Mount |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Paved Lane, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|---------------------------|
| Elementary | Prescott Learning Centre |
| High | Spruce Grove Composite HS |

Additional Information

Date Listed August 30th, 2025

Days on Market 29

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 September 28th, 2025 at 7:17am MDT