

## \$260,000 - 34 Sunset Boulevard, Spruce Grove

MLS® #E4448468

**\$260,000**

3 Bedroom, 2.00 Bathroom, 1,206 sqft

Single Family on 0.00 Acres

Heatherglen, Spruce Grove, AB

This wonderful home is on Corner lot with loads of space for parking and with no sidewalks to shovel in the winter. This home is located in Spruce woods, in the community of Spruce Grove. As you step into this bright 3 bedroom home with two full baths you wont be disappointed as there is loads of natural light streaming through the windows. The home has been upgraded with new flooring and paint with in the last year. Central air conditioner and furnace was replaced in 2022 and the skylight in the kitchen was done as well in the last few years including exterior painting. This is a perfect home for a first time buyer or some one who is looking to downsize. There is a large living room and a open concept kitchen/ dining area. The master suite offers you a spa like ensuite and is located at one end of the home with the other two bedrooms and the seconded full bathroom at the other end. You will enjoy the large back with gas hookup for your BQ in the summer and yard with its deck, garden area and shed.

Built in 1996

### Essential Information

MLS® # E4448468

Price \$260,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,206                  |
| Acres          | 0.00                   |
| Year Built     | 1996                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 34 Sunset Boulevard |
| Area        | Spruce Grove        |
| Subdivision | Heatherglen         |
| City        | Spruce Grove        |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7X 3H8             |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Deck, Dog Run-Fenced In |
| Parking Spaces | 4                                                           |
| Parking        | Stall                                                       |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                  |
| Stories           | 1                                                                                                                          |
| Has Basement      | Yes                                                                                                                        |
| Basement          | None, No Basement                                                                                                          |

### Exterior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Composition                                                                                                                                  |
| Exterior Features | Corner Lot, Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                   |

|              |                   |
|--------------|-------------------|
| Construction | Wood, Composition |
| Foundation   | Piling            |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 16              |
| Zoning         | Zone 91         |

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Listing information last updated on August 3rd, 2025 at 10:32am MDT