

# \$374,900 - 76 Ventura Street, Spruce Grove

MLS® #E4451697

**\$374,900**

3 Bedroom, 3.50 Bathroom, 1,367 sqft  
Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

Charming 3-bedroom home with potential for a 4th bedroom in the basement, offering a great layout for families or those needing extra space. This 2-storey home features a warm, country-style kitchen, a spacious living room, and a large, welcoming front entry. A covered front deck enhances the home’s inviting curb appeal. The backyard is fully fenced with beautiful cedar board and features a tiered, tiled deck—perfect for outdoor entertaining. With a little vision and personal touch, this home is a wonderful opportunity to make it truly your own.

Built in 2006

## Essential Information

MLS® #	E4451697
Price	\$374,900
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,367
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey



Status                      Active

**Community Information**

Address                      76 Ventura Street  
Area                              Spruce Grove  
Subdivision                  Spruce Village  
City                              Spruce Grove  
County                          ALBERTA  
Province                      AB  
Postal Code                  T7X 4P6

**Amenities**

Amenities                      See Remarks  
Parking                        Parking Pad Cement/Paved

**Interior**

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

**Exterior**

Exterior                      Wood, Vinyl  
Exterior Features          Schools, Shopping Nearby  
Roof                            Asphalt Shingles  
Construction                Wood, Vinyl  
Foundation                  Concrete Perimeter

**Additional Information**

Date Listed                  August 7th, 2025  
Days on Market            1  
Zoning                        Zone 91

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