

## \$534,900 - 39 Vivian Way, Spruce Grove

MLS® #E4453318

**\$534,900**

3 Bedroom, 2.50 Bathroom, 2,187 sqft

Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

Well built 2 storey incredible location! Backing onto Spruce Village Park with playground at top of hill. Daycare and other amenities across from park. Everything is spacious in this almost 2200 sq.ft. home. Great room concept featuring island in kitchen, 3 way fireplace in living room, and large dining with door to deck. Walk through pantry from inside garage door to kitchen. Hardwood and ceramic throughout the main floor. Upstairs features a huge family room looking out onto the south facing yard and park. Main 4 pce. bath has lots of room and soaker tub. Both secondary bedrooms have lots of space for the kiddies. The primary bedroom tops it off with french doors into huge space, large windows, and walk in closet. The 5 pce. ensuite has dual sinks, beautiful decor, soaker tub, and separate shower! The basement is large and partly finished with drywall and electrical, partly finished 3 pce. bath as well. Large laundry area and adjacent huge storage/cold room. Furnace was replaced 1.5 years ago!

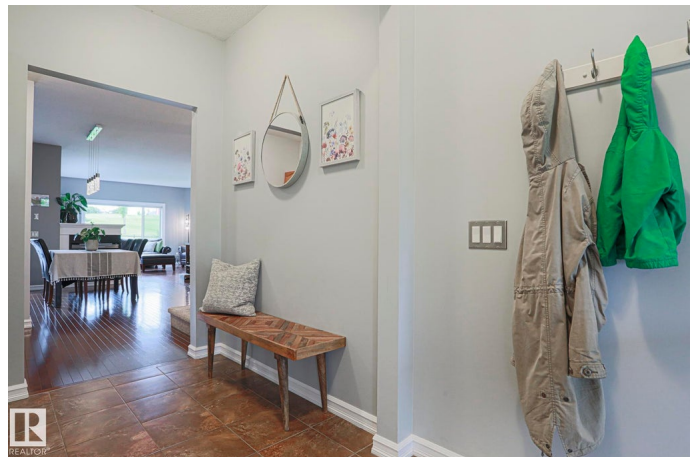
Built in 2007

### Essential Information

MLS® # E4453318

Price \$534,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,187                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 39 Vivian Way  |
| Area        | Spruce Grove   |
| Subdivision | Spruce Village |
| City        | Spruce Grove   |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7X 0C2        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Vinyl Windows    |
| Parking   | Double Garage Attached |

### Interior

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

### Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                            |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                              |
| Construction      | Wood, Stone, Vinyl                                                                                            |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 15th, 2025

Days on Market                32

Zoning                            Zone 91

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Listing information last updated on September 15th, 2025 at 9:31pm MDT