

Courtesy Of Jacquie C Smith Of 2% Realty Pro

## \$425,000 - 2 Wascana Street, Spruce Grove

MLS® #E4457606

**\$425,000**

3 Bedroom, 1.50 Bathroom, 1,184 sqft

Single Family on 0.00 Acres

Woodhaven\_SPGR, Spruce Grove, AB

GREAT VALUE! This wonderful home has been loved by the same family for decades and pride of ownership is evident throughout. Perched on a big corner lot with a massive double attached garage, this home sides a park that connects directly to the Spruce Grove's extensive trail system! Boasting an updated main floor with open kitchen with loads of white cabinets, newer stainless steel appliances, open to dining nook and huge living room with bow window overlooking the mature front yard, 3 good sized bedrooms, primary with 2 piece ensuite and an updated 4 piece bath complete the main level, separate entrance to the lower level with original finishings, 2 good sized rooms, big rec room, laundry and mechanical complete the lower level. Updates include newer vinyl windows on the main level, new roof in 2025, newer appliances and hot water tank. Fenced and landscaped side yard completes the package. Easy walk to schools, quick drive to Edmonton. Add this one to your must see list.

Built in 1974

### Essential Information

MLS® # E4457606

Price \$425,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,184                  |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 2 Wascana Street |
| Area        | Spruce Grove     |
| Subdivision | Woodhaven_SPGR   |
| City        | Spruce Grove     |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T7X 1M4          |

### Amenities

|           |                                                                     |
|-----------|---------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Parking-Extra, Vinyl Windows |
| Parking   | Double Garage Attached, Over Sized                                  |

### Interior

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

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Metal                                                     |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                |
| Construction      | Wood, Metal                                                     |
| Foundation        | Concrete Perimeter                                              |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 6                    |
| Zoning         | Zone 91              |

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Listing information last updated on September 18th, 2025 at 5:47am MDT