

\$349,900 - 48 Venice Boulevard, Spruce Grove

MLS® #E4452823

\$349,900

3 Bedroom, 2.50 Bathroom, 1,215 sqft
Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

This immaculate Half Duplex home is located on a quiet street in the Spruce Village. Offering 1214 sq ft of above-grade living space, featuring 3 bedrooms, 2.5 bathrooms, and a Single attached garage. A spacious entryway leads to the bright living room. Open concept floor plan gives direct access to the kitchen featuring countertops, a central island, and plenty of cupboard space, formal dining room leads to a north-facing fenced backyard and deck. A 2 pc bath completes the main floor. Upstairs has 3 generous sized bedrooms and a 4 pc shared bath. The master bedroom boasts a 3 pc ensuite bath. Unfinished basement with tons of potential. Close to schools, shopping, and all amenities, quick access to Yellowhead Hwy.



Built in 2006

Essential Information

MLS® #	E4452823
Price	\$349,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,215
Acres	0.00

Year Built	2006
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	48 Venice Boulevard
Area	Spruce Grove
Subdivision	Spruce Village
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0B7

Amenities

Amenities	Deck, Detectors Smoke, Front Porch
Parking	Single Garage Attached

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, Unfinished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 13th, 2025
Days on Market	4

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 August 17th, 2025 at 11:47am MDT