

## **\$410,000 - 12 Vaughn Avenue, Spruce Grove**

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MLS® #E4439082

**\$410,000**

3 Bedroom, 1.50 Bathroom, 1,488 sqft

Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

Welcome to your dream family home! This beautiful 2-storey home featuring 3 spacious bedrooms & 2 bathrooms. NEW HWT 2024. Step inside from the covered front porch to find a functional den- currently being used as a dining area. The main level boasts a spacious living area, seamlessly connected to a contemporary kitchen with island, ample cabinetry & coffee bar. Updated 2 piece bathroom rounds out the main floor. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a walk-in closet & access to the 4 piece bathroom. The additional bedrooms share a well-appointed full bathroom, ideal for a growing family or home office setup. Fully finished basement has large family room perfect for watching the game or movie nights. It is a versatile space that can be used for whatever suites your families needs. Outside, enjoy a private backyardâ€”perfect for kids, pets, or weekend BBQ. Located in a family-friendly neighborhood this home offers the perfect blend of comfort & convenience.



Built in 2003

### **Essential Information**

MLS® #                      E4439082

Price                         \$410,000

Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,488
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	12 Vaughn Avenue
Area	Spruce Grove
Subdivision	Spruce Village
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4M6

### Amenities

Amenities	Front Porch
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 28th, 2025
Days on Market	10
Zoning	Zone 91

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