

\$399,000 - 36 Vivian Way, Spruce Grove

MLS® #E4466194

\$399,000

4 Bedroom, 3.50 Bathroom, 1,359 sqft

Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

Charming 2 Storey in wonderful Spruce Village. Featuring 3 bedrooms up with 2 full baths and an additional 1 bedroom, 1 bath in the basement. This beautiful home is west facing with a covered front porch; enhancing the inviting curb appeal. The large welcoming front entrance, leads to a spacious, open concept main floor, where the living room / dining room / kitchen flow seamlessly together. Ideal for entertaining. The bonus space in the basement with a wet bar is prefect for a play space or tv room. Location is ideal for schools, parks, and shopping with quick access to HIWAY 16. Back alley access to the energized parking pad. Option to build a garage is there also.

Built in 2007

Essential Information

MLS® #	E4466194
Price	\$399,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,359
Acres	0.00
Year Built	2007



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	36 Vivian Way
Area	Spruce Grove
Subdivision	Spruce Village
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0C2

Amenities

Amenities	Front Porch, Parking-Plug-Ins
Parking Spaces	2
Parking	No Garage, Parking Pad Cement/Paved

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Golf Nearby, Playground Nearby, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 18th, 2025
Days on Market	1

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 November 19th, 2025 at 2:03pm MST