

Courtesy Of Aaron H Robinson Of Century 21 Masters

\$374,999 - 17 Ventura Street, Spruce Grove

MLS® #E4427857

\$374,999

2 Bedroom, 2.50 Bathroom, 977 sqft

Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

Welcome to 17 Ventura Street, a beautifully updated home offering modern comfort and style. This bright & airy 2-bedroom, 3-bathroom property features 1 year old shingles, new carpets & Luxury Vinyl Plank flooring on the main level, creating a fresh and inviting atmosphere. The spacious living areas flow seamlessly, while the attached single-car garage provides convenience. The finished basement is a true standout, designed as the ultimate Oilers fan retreat. Sporting bold blue & orange colors, this dedicated sports cave is the perfect place to cheer on your team in style. Complete with a built-in bar, it offers the ideal space for game-day gatherings, entertaining guests, or simply unwinding after a long day. Step outside to enjoy the west-facing yard, perfect for soaking up the afternoon sun. A custom pergola adds charm & functionality, creating a welcoming outdoor space for dining, relaxing, or entertaining. Thoughtfully designed & move-in ready, this home combines charm with contemporary updates.

Built in 2003

Essential Information

MLS® # E4427857

Price \$374,999



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	977
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	17 Ventura Street
Area	Spruce Grove
Subdivision	Spruce Village
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4M7

Amenities

Amenities	Deck, No Smoking Home
Parking Spaces	3
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric, Wine/Beverage Cooler
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
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Exterior Features	Fenced, Fruit Trees/Shrubs, Low Maintenance Landscape, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Brookwood School
Middle	Greystone Centennial
High	Spruce Grove Composite

Additional Information

Date Listed	March 27th, 2025
Days on Market	6
Zoning	Zone 91

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