

\$424,900 - 56 Vivian Way, Spruce Grove

MLS® #E4455429

\$424,900

4 Bedroom, 2.50 Bathroom, 1,374 sqft
Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

Welcome to this beautifully maintained home in Spruce Village! The fully fenced and landscaped yard with a double detached garage offers both privacy and convenience. Inside, the bright south-facing living room fills the home with natural light, while the open-concept design is perfect for family living and entertaining. Upstairs you’ll find three bedrooms, including a primary suite with walk-in closet and private 3-piece ensuite, plus a full bath for the secondary bedrooms. The fully finished basement adds even more space with a large family room and an additional bedroom. Central A/C keeps the home comfortable through the summer, making this move-in ready property the perfect fit for your family!

Built in 2009

Essential Information

MLS® #	E4455429
Price	\$424,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,374
Acres	0.00



Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	56 Vivian Way
Area	Spruce Grove
Subdivision	Spruce Village
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0H3

Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Front Porch
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Paved Lane, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Prescott Learning Centre
High	Spruce Grove Composite HS

Additional Information

Date Listed August 30th, 2025
Days on Market 36
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 October 5th, 2025 at 3:17pm MDT