

\$534,900 - 39 Vivian Way, Spruce Grove

MLS® #E4453318

\$534,900

3 Bedroom, 2.50 Bathroom, 2,187 sqft

Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

Well built 2 storey incredible location! Backing onto Spruce Village Park with playground at top of hill. Daycare and other amenities across from park. Everything is spacious in this almost 2200 sq.ft. home. Great room concept featuring island in kitchen, 3 way fireplace in living room, and large dining with door to deck. Walk through pantry from inside garage door to kitchen. Hardwood and ceramic throughout the main floor. Upstairs features a huge family room looking out onto the south facing yard and park. Main 4 pce. bath has lots of room and soaker tub. Both secondary bedrooms have lots of space for the kiddies. The primary bedroom tops it off with french doors into huge space, large windows, and walk in closet. The 5 pce. ensuite has dual sinks, beautiful decor, soaker tub, and separate shower! The basement is large and partly finished with drywall and electrical, partly finished 3 pce. bath as well. Large laundry area and adjacent huge storage/cold room. Furnace was replaced 1.5 years ago!

Built in 2007

Essential Information

MLS® # E4453318

Price \$534,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,187
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	39 Vivian Way
Area	Spruce Grove
Subdivision	Spruce Village
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0C2

Amenities

Amenities	Deck, Vinyl Windows
Parking	Double Garage Attached

Interior

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

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed August 15th, 2025

Days on Market 30

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 September 14th, 2025 at 9:17am MDT