

## \$489,900 - 17 Virginia Loop, Spruce Grove

MLS® #E4449238

**\$489,900**

4 Bedroom, 2.50 Bathroom, 1,909 sqft

Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

This is definitely the ultimate family home with 3 bedrooms and bonus room upper level and another 2 bedrooms in the partially finished basement. Located on a quiet crescent within walking distance to shopping, dining, fuel & transit. Spruce village offers parks including the 60 acre Jubilee Park just a short walk away. Family life is hectic so a large kitchen loaded with cabinets and lots of storage thru-out the home is important. One of the largest lots has a south facing yard with an abundance of fruit trees, flowers and a huge 16' deck w/gazebo to enjoy in any weather. Recent upgrades include Shingles, eave troughs & carpet 2024, new top of the line washer & dryer, dishwasher, upright freezer, & Kinetico \$8,000 water filtration system for bacteria, minerals - top of the line reverse osmosis for drinking & soft water to make cleaning easier. Central vac is roughed-in and 4th bathroom started. Is this the home you were looking for?

Built in 2008

### Essential Information

MLS® #	E4449238
Price	\$489,900
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,909
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17 Virginia Loop
Area	Spruce Grove
Subdivision	Spruce Village
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4P6

### Amenities

Amenities	No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Water Conditioner, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby,

Public Swimming Pool, Public Transportation, Schools, Shopping  
Nearby, Treed Lot

Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **School Information**

Elementary Prescott or Marguerite  
Middle Greystone, Thomas Aquinas  
High Spruce Avenue, St. Peter

### **Additional Information**

Date Listed July 21st, 2025  
Days on Market 10  
Zoning Zone 91

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Listing information last updated on July 31st, 2025 at 10:02am MDT