

## \$474,900 - 83 Vaughn Avenue, Spruce Grove

MLS® #E4453084

**\$474,900**

4 Bedroom, 3.50 Bathroom, 1,678 sqft

Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

Welcome to this beautifully maintained 4 bedroom family home, located on one of the largest pie-shaped lots in Spruce Village. The fully fenced and landscaped backyard is truly a retreat, complete with a large deck. Inside, the bright open-concept kitchen features rich maple cabinets, a pantry, and a large island. The spacious dining area is surrounded by large windows and sliding doors leading to the deck. The inviting living room boasts a custom built-in wall unit and cozy gas fireplace. Upstairs, you'll find three generous bedrooms plus a versatile bonus room. The bright master bedroom offers a walk-in closet and a luxurious 5-piece ensuite with soaker tub and oversized shower. The basement is partially finished with a 3-piece bath, laundry room, and a fourth bedroom. The attached 20' x 22' garage is insulated and drywalled. This home is in a family friendly neighborhood close to parks, schools and shopping.

Built in 2007

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4453084  |
| Price     | \$474,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,678                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 83 Vaughn Avenue |
| Area        | Spruce Grove     |
| Subdivision | Spruce Village   |
| City        | Spruce Grove     |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T7X 0B5          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Detectors Smoke  |
| Parking   | Double Garage Attached |

### Interior

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

### Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                         |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                    |
| Construction      | Wood, Vinyl                                                                         |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 15th, 2025

Days on Market                9

Zoning                            Zone 91

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Listing information last updated on August 24th, 2025 at 7:47pm MDT