

# \$374,900 - 76 Ventura Street, Spruce Grove

MLS® #E4451697

## \$374,900

3 Bedroom, 3.50 Bathroom, 1,367 sqft  
Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

Charming 3-bedroom home with potential for a 4th bedroom in the basement, offering a great layout for families or those needing extra space. This 2-storey home features a warm, country-style kitchen, a spacious living room, and a large, welcoming front entry. A covered front deck enhances the home’s inviting curb appeal. The backyard is fully fenced with beautiful cedar board and features a tiered, tiled deck—perfect for outdoor entertaining. With a little vision and personal touch, this home is a wonderful opportunity to make it truly your own.

Built in 2006

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4451697               |
| Price          | \$374,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,367                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |



Status                      Active

**Community Information**

Address                      76 Ventura Street  
Area                              Spruce Grove  
Subdivision                  Spruce Village  
City                              Spruce Grove  
County                          ALBERTA  
Province                      AB  
Postal Code                  T7X 4P6

**Amenities**

Amenities                      See Remarks  
Parking                        Parking Pad Cement/Paved

**Interior**

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

**Exterior**

Exterior                      Wood, Vinyl  
Exterior Features          Schools, Shopping Nearby  
Roof                            Asphalt Shingles  
Construction                Wood, Vinyl  
Foundation                  Concrete Perimeter

**Additional Information**

Date Listed                  August 7th, 2025  
Days on Market            15  
Zoning                        Zone 91

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