# \$374,999 - 17 Ventura Street, Spruce Grove

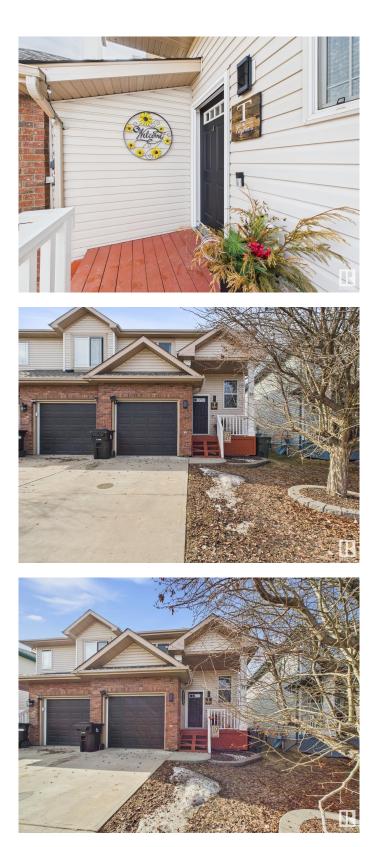
MLS® #E4427857

#### \$374,999

2 Bedroom, 2.50 Bathroom, 977 sqft Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

Welcome to 17 Ventura Street, a beautifully updated home offering modern comfort and style. This bright & airy 2-bedroom, 3-bathroom property features 1 year old shingles, new carpets & Luxury Vinyl Plank flooring on the main level, creating a fresh and inviting atmosphere. The spacious living areas flow seamlessly, while the attached single-car garage provides convenience. The finished basement is a true standout, designed as the ultimate Oilers fan retreat. Sporting bold blue & orange colors, this dedicated sports cave is the perfect place to cheer on your team in style. Complete with a built-in bar, it offers the ideal space for game-day gatherings, entertaining guests, or simply unwinding after a long day. Step outside to enjoy the west-facing yard, perfect for soaking up the afternoon sun. A custom pergola adds charm & functionality, creating a welcoming outdoor space for dining, relaxing, or entertaining. Thoughtfully designed & move-in ready, this home combines charm with contemporary updates.



Built in 2003

#### **Essential Information**

MLS® # E4427857 Price \$374,999

| Bedrooms       | 2             |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 977           |
| Acres          | 0.00          |
| Year Built     | 2003          |
| Туре           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

## **Community Information**

| Address     | 17 Ventura Street |
|-------------|-------------------|
| Area        | Spruce Grove      |
| Subdivision | Spruce Village    |
| City        | Spruce Grove      |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T7X 4M7           |
|             |                   |

## Amenities

| Amenities      | Deck, No Smoking Home  |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Single Garage Attached |

## Interior

| Interior Features | ensuite bathroom  |
|-------------------|---|
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric, Wine/Beverage Cooler |
| Heating           | Forced Air-2, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Insert  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |
|                   |   |

## Exterior

Exterior Wood, Brick, Vinyl

| Exterior Features | Fenced, Fruit Trees/Shrubs, Low Maintenance Landscape, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
|-------------------|---|
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Vinyl  |
| Foundation        | Concrete Perimeter  |

#### **School Information**

| Elementary | Brookwood School       |
|------------|------------------------|
| Middle     | Greystone Centennial   |
| High       | Spruce Grove Composite |

### **Additional Information**

| Date Listed    | March 27th, 2025 |
|----------------|------------------|
| Days on Market | 8                |
| Zoning         | Zone 91          |

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Listing information last updated on April 4th, 2025 at 3:17pm MDT