

# \$429,900 - 56 Vivian Way, Spruce Grove

MLS® #E4455429

## \$429,900

4 Bedroom, 2.50 Bathroom, 1,374 sqft  
Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

Welcome to this beautifully maintained home in Spruce Village! The fully fenced and landscaped yard with a double detached garage offers both privacy and convenience. Inside, the bright south-facing living room fills the home with natural light, while the open-concept design is perfect for family living and entertaining. Upstairs you’ll find three bedrooms, including a primary suite with walk-in closet and private 3-piece ensuite, plus a full bath for the secondary bedrooms. The fully finished basement adds even more space with a large family room and an additional bedroom. Central A/C keeps the home comfortable through the summer, making this move-in ready property the perfect fit for your family!

Built in 2009

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4455429  |
| Price          | \$429,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,374     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2009                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 56 Vivian Way  |
| Area        | Spruce Grove   |
| Subdivision | Spruce Village |
| City        | Spruce Grove   |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7X 0H3        |

### Amenities

|           |                                                                                                               |
|-----------|---------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Front Porch |
| Parking   | Double Garage Detached                                                                                        |

### Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                     |
| Stories           | 3                                                                                                                             |
| Has Basement      | Yes                                                                                                                           |
| Basement          | Full, Finished                                                                                                                |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                 |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Paved Lane, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                            |
| Construction      | Wood, Vinyl                                                                                 |
| Foundation        | Concrete Perimeter                                                                          |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | Prescott Learning Centre  |
| High       | Spruce Grove Composite HS |

**Additional Information**

Date Listed            August 30th, 2025  
Days on Market      25  
Zoning                Zone 91

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