

Courtesy Of Aaron H Robinson Of Century 21 Masters

## \$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
Type	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
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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	16
Zoning	Zone 91

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Listing information last updated on April 12th, 2025 at 5:17am MDT