

# \$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               |



StatusActive

Community Information

Address76 Ventura Street  
AreaSpruce Grove  
SubdivisionSpruce Village  
CitySpruce Grove  
CountyALBERTA  
ProvinceAB  
Postal CodeT7X 4P6

Amenities

AmenitiesSee Remarks  
ParkingParking Pad Cement/Paved

Interior

Interior Featuresensuite bathroom  
AppliancesDishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings  
HeatingForced Air-1, Natural Gas  
Stories2  
Has BasementYes  
BasementFull, Partially Finished

Exterior

ExteriorWood, Vinyl  
Exterior FeaturesSchools, Shopping Nearby  
RoofAsphalt Shingles  
ConstructionWood, Vinyl  
FoundationConcrete Perimeter

Additional Information

Date ListedAugust 7th, 2025  
Days on Market20  
ZoningZone 91

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on August 27th, 2025 at 8:32pm MDT