

## \$419,000 - 38 Vaughn Avenue, Spruce Grove

MLS® #E4455236

**\$419,000**

3 Bedroom, 3.50 Bathroom, 1,539 sqft

Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

Beautifully updated 2 Storey shows like new. Bright open plan filled with natural light. Main floor provides open living room, dining area, kitchen & breakfast nook with updated lighting, cabinetry, counters & paint colors throughout along with a custom coffee bar area. Half bath and laundry complete the main floor. Upper level bonus room, spare bedroom and full bath along with master bedroom complete with full bath & walk in closets. Lower level has open family room with coffee/bar area complete with fridge, added bedroom and 3pc bath. Upgrades in last 5 years include furnace, hot water tank, A/C, appliances, light fixtures, hardware, paint (including front porch and back porch decks stained) and new landscaping complete with trees, rock, shrubs and front fountain. Fully fenced for your young ones (along with dog run area for your fur baby).

Built in 2007

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4455236  |
| Price      | \$419,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,539                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 38 Vaughn Avenue |
| Area        | Spruce Grove     |
| Subdivision | Spruce Village   |
| City        | Spruce Grove     |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T7X 4R9          |

### Amenities

|           |                                                                                                                                   |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Deck, Dog Run-Fenced In, Front Porch, Gazebo, Hot Water Natural Gas, Hot Wtr Tank-Energy Star |
| Parking   | Front Drive Access                                                                                                                |

### Interior

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                        |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                     |
| Fireplaces        | Glass Door, Mantel                                                                                                                                                      |
| Stories           | 3                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                     |
| Basement          | Full, Finished                                                                                                                                                          |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                         |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                    |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 9                 |
| Zoning         | Zone 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 September 7th, 2025 at 12:47pm MDT