

## \$430,000 - 4 Walnut Street, Spruce Grove

MLS® #E4428535

**\$430,000**

4 Bedroom, 2.50 Bathroom, 1,256 sqft  
Single Family on 0.00 Acres

Woodhaven\_SPGR, Spruce Grove, AB

Welcome to the mature community of Woodhaven, with many schools & parks within walking distance. This 1975 AIR-CONDITIONED bungalow & oversized, 24Wx28L attached garage is located on a large corner lot that has back-alley access. Over 2300 sf of developed living area including the basement. Main floor: Kitchen has white cabinetry, dining room w/ built in display cabinet, bright living room w/ massive bow window, 4-piece bath & 3 bedrooms including the primary w/ 2-pc ensuite. Note: 2nd bedroom previously used as main floor laundry. Downstairs has a separate side entrance & illegal suite (no permit) with additional amenities such as 2nd kitchen w/ large pantry, generous laundry/storage room, family room, den, 4-piece bath & guest bedroom. Notable updates include shingles, windows, exterior doors, refrigerator, washer & dryer. Backyard is partially fenced (chain-link w/ privacy slats), has 3 storage sheds, concrete sidewalk blocks, raspberry patch & vegetable garden. Potential for RV parking on side yard.

Built in 1975

### Essential Information

MLS® #	E4428535
Price	\$430,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,256
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	4 Walnut Street
Area	Spruce Grove
Subdivision	Woodhaven_SPGR
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 1N3

### **Amenities**

Amenities	Air Conditioner, Vinyl Windows
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Garburator, Hood Fan, Refrigerator, Storage Shed, Washer, Window Coverings, Stoves-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Corner Lot, Landscaped, Schools, Shopping Nearby, Vegetable Garden, Partially Fenced

Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 2nd, 2025

Days on Market 21

Zoning Zone 91

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