

# \$489,900 - 17 Virginia Loop, Spruce Grove

MLS® #E4449238

**\$489,900**

4 Bedroom, 2.50 Bathroom, 1,909 sqft  
Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

This is definitely the ultimate family home with 3 bedrooms and bonus room upper level and another 2 bedrooms in the partially finished basement. Located on a quiet crescent within walking distance to shopping, dining, fuel & transit. Spruce village offers parks including the 60 acre Jubilee Park just a short walk away. Family life is hectic so a large kitchen loaded with cabinets and lots of storage thru-out the home is important. One of the largest lots has a south facing yard with an abundance of fruit trees, flowers and a huge 16' deck w/gazebo to enjoy in any weather. Recent upgrades include Shingles, eave troughs & carpet 2024, new top of the line washer & dryer, dishwasher, upright freezer, & Kinetico \$8,000 water filtration system for bacteria, minerals - top of the line reverse osmosis for drinking & soft water to make cleaning easier. Central vac is roughed-in and 4th bathroom started. Is this the home you were looking for?

Built in 2008

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4449238  |
| Price     | \$489,900 |
| Bedrooms  | 4         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,909                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 17 Virginia Loop |
| Area        | Spruce Grove     |
| Subdivision | Spruce Village   |
| City        | Spruce Grove     |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T7X 4P6          |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | No Smoking Home        |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                          |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Water Conditioner, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                 |
| Fireplaces        | Mantel                                                                                                                                                                                                    |
| Stories           | 2                                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                       |
| Basement          | Full, Partially Finished                                                                                                                                                                                  |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                     |
| Exterior Features | Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, |

Public Swimming Pool, Public Transportation, Schools, Shopping  
Nearby, Treed Lot

Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### School Information

Elementary Prescott or Marguerite  
Middle Greystone, Thomas Aquinas  
High Spruce Avenue, St. Peter

### Additional Information

Date Listed July 21st, 2025  
Days on Market 15  
Zoning Zone 91

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Listing information last updated on August 5th, 2025 at 9:02pm MDT