

## \$469,900 - 1 Miller Avenue, Spruce Grove

MLS® #E4454811

**\$469,900**

3 Bedroom, 2.00 Bathroom, 1,712 sqft

Single Family on 0.00 Acres

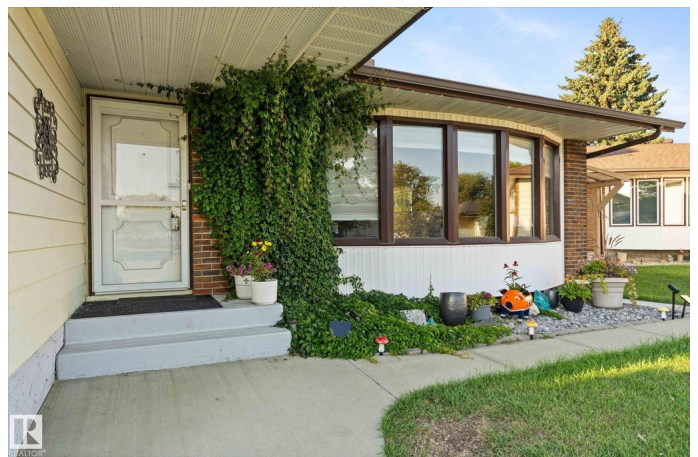
Millgrove, Spruce Grove, AB

A bungalow this size does not come to the market very often! With over 1,700 sq ft, this home sits on a massive lot in one of Spruce Grove's most desirable neighbourhoods of Millgrove. Some of the best features include A/C, a newer furnace (2022), massive living room, sunken family room, dining room & dinette area, large kitchen, main floor laundry, 3 bedrooms, 2 full bathrooms, huge primary bedroom with updated ensuite, gorgeous South facing bay window, oversized attached double garage with epoxy floor, and the backyard features a massive deck and mature landscaping for your enjoyment. The basement can be developed to add even more space for your family to enjoy. This truly is a unique opportunity to call this your Home!

Built in 1976

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454811  |
| Price          | \$469,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,712     |
| Acres          | 0.00      |
| Year Built     | 1976      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1 Miller Avenue |
| Area        | Spruce Grove    |
| Subdivision | Millgrove       |
| City        | Spruce Grove    |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T7X 2L9         |

### Amenities

|           |                                                       |
|-----------|-------------------------------------------------------|
| Amenities | Air Conditioner, Deck, No Smoking Home                |
| Parking   | Double Garage Attached, Front Drive Access, Insulated |

### Interior

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                           |
| Fireplaces        | Brick Facing                                                                                                                                                                  |
| Stories           | 2                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                           |
| Basement          | Full, Unfinished                                                                                                                                                              |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                             |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                               |
| Construction      | Wood, Brick, Vinyl                                                                                             |
| Foundation        | Concrete Perimeter                                                                                             |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 27th, 2025 |
|-------------|-------------------|

Days on Market 5

Zoning Zone 91

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Listing information last updated on September 1st, 2025 at 8:17am MDT