

## \$474,900 - 83 Vaughn Avenue, Spruce Grove

MLS® #E4453084

**\$474,900**

4 Bedroom, 3.50 Bathroom, 1,678 sqft

Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

Welcome to this beautifully maintained 4 bedroom family home, located on one of the largest pie-shaped lots in Spruce Village. The fully fenced and landscaped backyard is truly a retreat, complete with a large deck. Inside, the bright open-concept kitchen features rich maple cabinets, a pantry, and a large island. The spacious dining area is surrounded by large windows and sliding doors leading to the deck. The inviting living room boasts a custom built-in wall unit and cozy gas fireplace. Upstairs, you'll find three generous bedrooms plus a versatile bonus room. The bright master bedroom offers a walk-in closet and a luxurious 5-piece ensuite with soaker tub and oversized shower. The basement is partially finished with a 3-piece bath, laundry room, and a fourth bedroom. The attached 20' x 22' garage is insulated and drywalled. This home is in a family friendly neighborhood close to parks, schools and shopping.

Built in 2007

### Essential Information

MLS® #	E4453084
Price	\$474,900
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,678
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	83 Vaughn Avenue
Area	Spruce Grove
Subdivision	Spruce Village
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0B5

### Amenities

Amenities	Deck, Detectors Smoke
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 15th, 2025

Zoning                              Zone 91

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