



Spruce Grove Alberta

\$357,500

Welcome to 20 Venice Blvd, in Spruce Village. This well maintained 1/2 duplex has been nicely updated recently. The kitchen has lots of white cabinetry, black counter tops, an island & new appliances (2025). The living room has a gas fireplace with a custom wood mantle & is open concept to the kitchen & dining space. Also on the main floor, is a 2p bath & access to the single attached garage. Upstairs, has a main 4p updated bathroom with 3 large bedrooms, including the primary suite, large enough for a king size bed & has a large walk-in closet. The basement has the laundry pair & is unfinished for your creative design (with rough-in for a future bathroom). In the backyard oasis is a wooden deck, a concrete patio & lots of garden boxes with perennials. The landscaping in the front & backyard is beautiful. Other upgrades include Shingles in 2022, Upgraded lighting in 2025, garage fully insulated, ducts & carpet cleaning in 2026. Pride of ownership is very prevalent in this home!! (id:6769)

Living room 2.78 m X 4.01 m

Dining room 3.04 m X 2.65 m

Kitchen 3.04 m X 3.13 m

Primary Bedroom 3.94 m X 4.1 m

Bedroom 2 3.07 m X 3.28 m

Bedroom 3 2.87 m X 3.4 m

Listing Presented By:



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RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

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