

## \$260,000 - 34 Sunset Boulevard, Spruce Grove

MLS® #E4448468

**\$260,000**

3 Bedroom, 2.00 Bathroom, 1,206 sqft

Single Family on 0.00 Acres

Heatherglen, Spruce Grove, AB

This wonderful home is on Corner lot with loads of space for parking and with no sidewalks to shovel in the winter. This home is located in Spruce woods, in the community of Spruce Grove. As you step into this bright 3 bedroom home with two full baths you wont be disappointed as there is loads of natural light streaming through the windows. The home has been upgraded with new flooring and paint with in the last year. Central air conditioner and furnace was replaced in 2022 and the skylight in the kitchen was done as well in the last few years including exterior painting. This is a perfect home for a first time buyer or some one who is looking to downsize. There is a large living room and a open concept kitchen/ dining area. The master suite offers you a spa like ensuite and is located at one end of the home with the other two bedrooms and the seconded full bathroom at the other end. You will enjoy the large back with gas hookup for your BQ in the summer and yard with its deck, garden area and shed.

Built in 1996

### Essential Information

MLS® # E4448468

Price \$260,000

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,206
Acres	0.00
Year Built	1996
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	34 Sunset Boulevard
Area	Spruce Grove
Subdivision	Heatherglen
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 3H8

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Dog Run-Fenced In
Parking Spaces	4
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Composition
Exterior Features	Corner Lot, Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Composition
Foundation	Piling

**Additional Information**

Date Listed	July 18th, 2025
Days on Market	1
Zoning	Zone 91

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 19th, 2025 at 8:17am MDT