

Courtesy Of Jacquie C Smith Of 2% Realty Pro

\$425,000 - 2 Wascana Street, Spruce Grove

MLS® #E4457606

\$425,000

3 Bedroom, 1.50 Bathroom, 1,173 sqft

Single Family on 0.00 Acres

Woodhaven_SPGR, Spruce Grove, AB

GREAT VALUE! This wonderful home has been loved by the same family for decades and pride of ownership is evident throughout. Perched on a big corner lot with a massive double attached garage, this home sides a park that connects directly to the Spruce Grove's extensive trail system! Boasting an updated main floor with open kitchen with loads of white cabinets, newer stainless steel appliances, open to dining nook and huge living room with bow window overlooking the mature front yard, 3 good sized bedrooms, primary with 2 piece ensuite and an updated 4 piece bath complete the main level, separate entrance to the lower level with original finishings, 2 good sized rooms, big rec room, laundry and mechanical complete the lower level. Updates include newer vinyl windows on the main level, new roof in 2025, newer appliances and hot water tank. Fenced and landscaped side yard completes the package. Easy walk to schools, quick drive to Edmonton. Add this one to your must see list.

Built in 1974

Essential Information

MLS® # E4457606

Price \$425,000

Bedrooms 3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,173
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	2 Wascana Street
Area	Spruce Grove
Subdivision	Woodhaven_SPGR
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 1M4

Amenities

Amenities	Off Street Parking, On Street Parking, Parking-Extra, Vinyl Windows
Parking	Double Garage Attached, Over Sized

Interior

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

Exterior

Exterior	Wood, Metal
Exterior Features	Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 12th, 2025
Days on Market	4
Zoning	Zone 91

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