

## \$450,000 - 52 Vanderbilt Common, Spruce Grove

MLS® #E4444357

**\$450,000**

4 Bedroom, 2.50 Bathroom, 1,648 sqft

Single Family on 0.00 Acres

Kenton, Spruce Grove, AB

INCREDIBLE OPPORTUNITY in SPRUCE GROVE. Incredible half-duplex in great community surrounded by parks, trails, shopping, restaurants & quick access to Yellowhead Hwy when you need to venture out. Features 2450 sq feet of livable space with recently finished basement flaunting large rec room, 4th bedroom, lots of storage PLUS bathroom rough-in. Welcoming foyer with soaring ceilings is complimented by powder room & convenient laundry room with garage access. Main floor office is a MUST & has dble French doors plus wall niche. GORGEOUS GREAT ROOM presents a gas fireplace with mantle, lots of natural light & distinctive kitchen showcasing sleek black appliances, large centre island with sink, to-ceiling espresso cabinetry, quartz countertops, walk-in pantry & great dinette w/view of yard. Open-to-below, upper-level greets you with 2 spacious bedrooms, 4pc bath & owner's suite with divine 4pc ensuite & WIC. Fully fenced & landscaped with under deck storage!! Check this home out before its SOLD!! MUST SEE!!

Built in 2015

### Essential Information

MLS® # E4444357

Price \$450,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,648
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	52 Vanderbilt Common
Area	Spruce Grove
Subdivision	Kenton
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0S9

### Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Television Connection, Vaulted Ceiling, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access

### 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
Fireplace	Yes
Fireplaces	Insert, Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 26th, 2025
Days on Market	1
Zoning	Zone 91

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