

## \$489,900 - 12 Voleta Court, Spruce Grove

MLS® #E4439519

**\$489,900**

3 Bedroom, 2.50 Bathroom, 1,790 sqft

Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

Sun-filled and spacious, a gorgeous home in a wonderful part of the Spruce Village neighbourhood! The gorgeous kitchen includes a big island and lots of cabinets, granite countertops and an oversized walk-through pantry connecting the attached garage and boot room to the rest of the home. The living room features a gas fireplace, and a two-pc powder room is tucked between the living room and the entry. The vaulted entryway floods the front of the home and staircase with light, and the huge south-facing windows do the same for the living room, dining room and kitchen. Upstairs, you will find a huge primary bedroom with an oversized closet and ensuite bath, as well as two additional bedrooms, laundry and the family bath. The back deck and back yard are spacious and quiet, with plenty of room for play, socializing and rest. The basement is undeveloped, apart from framing and insulation around the exterior walls. This is a beautiful 2-storey property you will be proud to call home!

Built in 2010

### Essential Information

MLS® # E4439519

Price \$489,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,790                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 12 Voleta Court |
| Area        | Spruce Grove    |
| Subdivision | Spruce Village  |
| City        | Spruce Grove    |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T7X 0J8         |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Exterior Walls- 2"x6" |
| Parking   | Double Garage Attached                                      |

### **Interior**

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

### **Exterior**

|                   |                           |
|-------------------|---------------------------|
| Exterior          | Wood, Vinyl               |
| Exterior Features | Fenced, Playground Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 18             |
| 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 June 17th, 2025 at 6:02pm MDT