

## \$389,000 - 43 Veronica Hill(s), Spruce Grove

MLS® #E4438060

**\$389,000**

3 Bedroom, 3.00 Bathroom, 1,242 sqft

Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

Beautifully maintained half duplex with a rare & highly functional layout—two spacious primary bedrooms, each with its own 4-piece ensuite—perfect for roommates, extended family, or families with older children. The main floor features a bright, welcoming living room with a cozy gas fireplace, a stylish kitchen with stainless steel appliances, a wood-topped island, & pristine white cabinetry with crown moulding, along with a spacious dining area that's perfect for easy mornings. Upstairs offers 2 primary suites, both with W/I closets, for optimal privacy, plus the convenience of upper-floor laundry. The fully finished basement expands your living space with a third bedroom, a full 4-piece bath, & a comfortable rec room featuring a second gas fireplace—ideal for movie nights, a home office, or guest space. Enjoy the outdoors with a massive deck, a fully fenced yard, a double detached garage, & extra parking beside. This home blends function, flexibility, & timeless style—ready for you to move in & enjoy!

Built in 2009

### Essential Information

MLS® # E4438060

Price \$389,000

Bedrooms 3



Bathrooms	3.00
Full Baths	3
Square Footage	1,242
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	43 Veronica Hill(s)
Area	Spruce Grove
Subdivision	Spruce Village
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0G9

### Amenities

Amenities	Deck, Front Porch
Parking Spaces	2
Parking	Double Garage Detached, Rear Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 23rd, 2025
Days on Market	14
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 6th, 2025 at 5:17am MDT