

## \$369,900 - 308 Jespersen Avenue, Spruce Grove

MLS® #E4440620

**\$369,900**

4 Bedroom, 2.00 Bathroom, 1,073 sqft

Single Family on 0.00 Acres

City Centre, Spruce Grove, AB

Charming 1,073 sq. ft. bungalow on a spacious 665 sq. m lot with a massive south-facing backyard and rear lane access. Features 3 bedrooms and a 4-piece bath up, plus 1 bedroom and a 3-piece bath down in the partly finished basement with ample storage. Thoughtful touches include fresh interior paint, updated bathroom, and refreshed kitchen. Hardwood floors, newer windows, roof, and furnace offer solid fundamentals. A standout feature is the custom-built shop with 50-amp service—ideal for hobbyists or home-based work. The exterior was recently repainted and landscaped, adding to the home's strong curb appeal. Located in a walkable, central area of Spruce Grove near schools, shopping, and transit. With flexible space and character throughout, this home offers both value and opportunity.

Built in 1969

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4440620  |
| Price          | \$369,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,073     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1969                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 308 Jespersen Avenue |
| Area        | Spruce Grove         |
| Subdivision | City Centre          |
| City        | Spruce Grove         |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T7X 3A2              |

### Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | Off Street Parking       |
| Parking Spaces | 3                        |
| Parking        | Parking Pad Cement/Paved |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | Full, Partially Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | June 5th, 2025 |
|-------------|----------------|

Days on Market 11

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 16th, 2025 at 1:18pm MDT