

## \$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
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Days on Market 12

Zoning Zone 91

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