\$250,000 - 16 Sunset Boulevard, Spruce Grove

MLS® #E4445371

\$250,000

3 Bedroom, 2.00 Bathroom, 1,167 sqft Single Family on 0.00 Acres

Heatherglen, Spruce Grove, AB

Welcome to 16 Sunset Blvd in Spruce Grove. This mobile home is sitting on OWNED LAND so NO LOT RENT HERE!! This 3 bedroom, 2 bathroom home is great for a first time buyer or a downsizing family. The layout is ideal with the primary bedroom located away from the kids/guest rooms. There are two 4p bathrooms, one is a Jack and Jill to the primary bedroom and hallway. The kitchen has lots of cabinetry for great storage and the main living space has open concept design with large west facing windows and a corner gas fireplace. All major maintenance items have been kept up over the years including new furnace (2019), shingles (2013), hwt (2016), heat tape on main waterline (2021), heat tape on sewer line in (~2016/17). This home is awaiting your personal cosmetic touches. Outside, there is a large fenced yard with a ground level deck, garden boxes, a garden shed and a paved parking pad for 2 vehicles. Located just off Jennifer Heil which has quick access to the Yellowhead Highway. Close to transit and parks!!



Essential Information

MLS® # E4445371 Price \$250,000







Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 1,167

Acres 0.00

Year Built 1994

Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active

Community Information

Address 16 Sunset Boulevard

Area Spruce Grove

Subdivision Heatherglen

City Spruce Grove

County ALBERTA

Province AB

Postal Code T7X 3J1

Amenities

Amenities Deck, Hot Water Natural Gas

Parking Parking Pad Cement/Paved

Interior

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed,

Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Corner, Mantel, Tile Surround

Stories 1

Has Basement Yes

Basement None, No Basement

Exterior

Exterior Vinyl

Exterior Features Fenced, Level Land, Paved Lane, Public Transportation, Schools

Roof Asphalt Shingles

Construction Vinyl

Foundation Piling

Additional Information

Date Listed July 2nd, 2025

Days on Market 1

Zoning Zone 91

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