

# \$135,000 - 257 305 Calahoo Road, Spruce Grove

MLS® #E4450968

**\$135,000**

3 Bedroom, 2.00 Bathroom, 1,206 sqft  
Land Lease Community on 0.00 Acres

Mobile City Estate, Spruce Grove, AB

Completely renovated modular backing onto Heritage Grove Park in Mobile City Estates. This 1,208 sq ft homes features vaulted ceiling, luxury vinyl plank flooring, laundry room and upgrades including newer furnace, water tank, roof and 3" sewer drain with heat trace. 2 full bathrooms and 3 bedrooms, including the owner's™ suite with walk-in closet and 4-piece ensuite with jacuzzi tub. Spacious living room with large windows. Bright, open concept kitchen & dining area with built-in dishwasher, plenty of cupboard space and deck access. Outside: fully fenced yard with huge deck, storage shed, patio and great views of the greenspace and trees behind. Parking includes a double stall with front drive access. Located only steps to walking trails, ball diamond, park, playground and school; at the corner of the park with easy access to both Calahoo Road and Nelson Drive.

Built in 1991

## Essential Information

MLS® #	E4450968
Price	\$135,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,206
Acres	0.00
Year Built	1991
Type	Land Lease Community
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	257 305 Calahoo Road
Area	Spruce Grove
Subdivision	Mobile City Estate
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 3L2

### Amenities

Parking Spaces	2
Parking	2 Outdoor Stalls, Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas

### Exterior

Exterior	Steel
Construction	Steel
Foundation	Block

### Additional Information

Date Listed	August 2nd, 2025
Days on Market	1
Zoning	Zone 91

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