

# \$129,649 - 84 305 Calahoo Road, Spruce Grove

MLS® #E4466107

**\$129,649**

3 Bedroom, 1.00 Bathroom, 947 sqft  
Land Lease Community on 0.00 Acres

Mobile City Estate, Spruce Grove, AB

Welcome to this bright and modern 3-bedroom, 1-bath home located in Mobile City Estates. Recently renovated throughout, this home offers a fresh, inviting interior with an open-concept living area, upgraded flooring, and contemporary finishes. The kitchen features newer appliances, ample counter space, and great storage, making it perfect for everyday living and entertaining. Stay comfortable year-round with central A/C, and enjoy the convenience of a spacious primary bedroom plus two additional bedrooms ideal for family, guests, or a home office. Outside, the lot offers room for parking, a storage shed, and space for outdoor enjoyment. Move-in ready and walking distance to shopping, parks, and Spruce Grove amenities—this is an excellent opportunity to own an affordable, updated home in a well-managed community.

Built in 1999

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4466107  |
| Price          | \$129,649 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 947       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1999                   |
| Type       | Land Lease Community   |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 84 305 Calahoo Road |
| Area        | Spruce Grove        |
| Subdivision | Mobile City Estate  |
| City        | Spruce Grove        |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7X 3K7             |

### Amenities

|         |                                     |
|---------|-------------------------------------|
| Parking | No Garage, Parking Pad Cement/Paved |
|---------|-------------------------------------|

### Interior

|            |                                                                                                                                                   |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating    | Forced Air-1, Natural Gas                                                                                                                         |

### Exterior

|              |         |
|--------------|---------|
| Exterior     | Modular |
| Construction | Modular |
| Foundation   | Block   |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 18th, 2025 |
| Days on Market | 1                   |
| Zoning         | Zone 91             |

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Listing information last updated on November 19th, 2025 at 9:17am MST