

# \$399,900 - 207 Mcpherson Avenue, Spruce Grove

MLS® #E4425656

**\$399,900**

4 Bedroom, 2.00 Bathroom, 1,064 sqft  
Single Family on 0.00 Acres

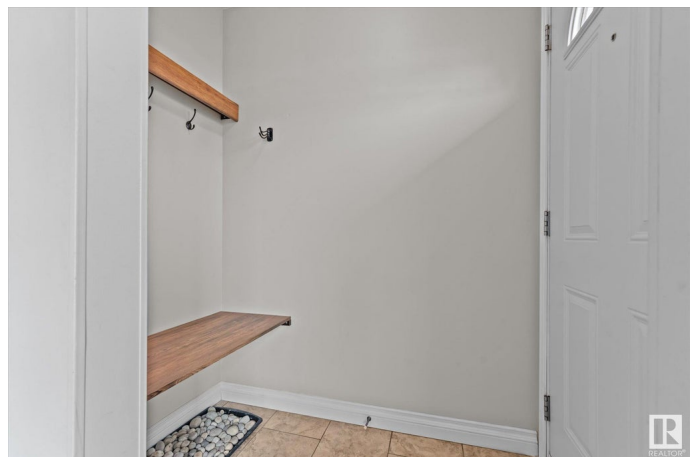
City Centre, Spruce Grove, AB

Welcome to this beautifully updated 1,063 sq. ft. bungalow, perfectly situated in a central location in Spruce Grove! With 4 bedrooms and 2 bathrooms, this home offers a bright and inviting space for families, first-time buyers, or downsizers. Inside, you'll find a stylishly updated kitchen featuring stainless steel appliances and modern finishes, making it a perfect space for cooking and entertaining. The main floor bathroom has also been updated, adding a fresh and contemporary touch. The fully finished basement provides extra room for a growing family, a home office, or an entertainment area. Step outside to enjoy the huge fenced yard, perfect for kids, pets, or summer gatherings. The single detached garage adds convenience and extra storage. Plus, with easy access to schools, parks, shopping, and more, you'll love the walkability and charm of this central location. Don't miss out on this move-in-ready gem!

Built in 1959

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4425656  |
| Price      | \$399,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,064                  |
| Acres          | 0.00                   |
| Year Built     | 1959                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 207 Mcpherson Avenue |
| Area        | Spruce Grove         |
| Subdivision | City Centre          |
| City        | Spruce Grove         |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T7X 2J3              |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | March 14th, 2025 |
|-------------|------------------|

Days on Market 22

Zoning Zone 91

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Listing information last updated on April 5th, 2025 at 6:47pm MDT