

# \$449,900 - 1941 8 Avenue, Spruce View

MLS® #A2165141

**\$449,900**

3 Bedroom, 2.00 Bathroom, 957 sqft

Residential on 0.57 Acres

NONE, Spruce View, Alberta

THIS 1/2 ACRE PROPERTY HAS A FULLY DEVELOPED BI-LEVEL AND CLASSY DOUBLE CAR GARAGE WITH 3 OVERHEAD DOORS IN SPRUCE VIEW! Very private location with no one on 2 sides plus backs on to a farmers field! This well kept bi-level features: Entrance has closet storage then step up to the main floor which has a living room with a large bay window , the kitchen has tiled backsplash plus 4 appliances and door to lead to backyard & deck to BBQ on, 4 pc bathroom, large bedroom plus 2nd bedroom. Head downstairs to a family room, under the stairs storage, utility room with washer/dryer, 3 PC bathroom and huge bedroom with walk in closet plus office area. Head outside to this private lot with large trees surrounding the landscaped yard with a 26'11 X 24'11 custom built garage with 3 overhead doors, man door , 220 power plus a wired 30 amp outdoor RV plug. Tons of room for a garden, play structures, RV parking! Fenced for your pets and also has 2 nice sheds. Walking distance to the Co-op Food and Gas Store, Bakery, Bar, Restaurant, Post Office, School (K-12) and only mins away from Gleniffer Lake. There is also a Golf Course nearby! High speed internet is installed and property has security lights. So much to offer with a country flare!

Built in 1994

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2165141    |
| Price          | \$449,900   |
| Sold Price     | \$440,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 957         |
| Acres          | 0.57        |
| Year Built     | 1994        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Sold        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1941 8 Avenue   |
| Subdivision | NONE            |
| City        | Spruce View     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T0M 1V0         |

### Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected                                   |
| Parking Spaces | 2                                                                              |
| Parking        | 220 Volt Wiring, Double Garage Detached, Garage Door Opener, RV Access/Parking |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Portable Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings    |
| Heating           | Forced Air, Natural Gas                                                                    |
| Cooling           | None                                                                                       |
| Has Basement      | Yes                                                                                        |
| Basement          | Finished, Full                                                                             |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior Features | Dog Run, Private Yard, Storage                                                |
| Lot Description   | Back Yard, Dog Run Fenced In, Lawn, No Neighbours Behind, Landscaped, Private |
| Roof              | Asphalt                                                                       |
| Construction      | Mixed, Vinyl Siding, Wood Frame                                               |
| Foundation        | Wood                                                                          |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2024 |
| Date Sold      | September 17th, 2024 |
| Days on Market | 5                    |
| Zoning         | RES                  |
| HOA Fees       | 0.00                 |

**Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | Paradise Realty |
|----------------|-----------------|

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