

\$239,000 - 16 Sunset Boulevard, Spruce Grove

MLS® #E4445371

\$239,000

3 Bedroom, 2.00 Bathroom, 1,167 sqft

Single Family on 0.00 Acres

Heatherglen, Spruce Grove, AB

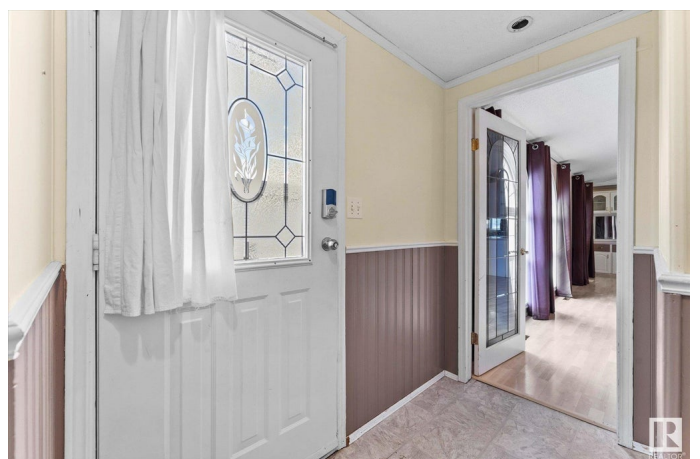
Welcome to 16 Sunset Blvd in Spruce Grove. This mobile home is sitting on OWNED LAND so NO LOT RENT HERE!! This 3 bedroom, 2 bathroom home is great for a first time buyer or a downsizing family. The layout is ideal with the primary bedroom located away from the kids/guest rooms. There are two 4p bathrooms, 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!!

Built in 1994

Essential Information

MLS® # E4445371

Price \$239,000



| | |
|----------------|------------------------|
| 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 | Modular, Vinyl |
| Exterior Features | Fenced, Level Land, Paved Lane, Public Transportation, Schools |
| Roof | Asphalt Shingles |
| Construction | Modular, Vinyl |

Foundation Piling

Additional Information

Date Listed July 2nd, 2025

Days on Market 14

Zoning Zone 91

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Listing information last updated on July 16th, 2025 at 8:32pm MDT