

## \$225,000 - 40 Voleta Crest, Spruce Grove

MLS® #E4439259

**\$225,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Spruce Village, Spruce Grove, AB

One of the last TWO WALKOUT LOTS remaining in Spruce Village backing onto Jubilee Park. Zoned for duplex or single family. Or buy the lot next door and build a bungalow duplex unit over the two lots. Enjoy the benefits of building in an already well established neighborhood. Located within a 5minute walk to Greystone Centennial Middle School. This neighborhood is on the most eastern side of Spruce grove making it only 15 min drive to the west end of Edmonton. This is a 4600 sf lot with a 30 foot building pocket. A great location with trails, parks, family friendly amenities at your doorstep. This is a great opportunity to build to suit.

### Essential Information

MLS® #	E4439259
Price	\$225,000
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	40 Voleta Crest
Area	Spruce Grove



Subdivision	Spruce Village
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0J8

### **Exterior**

Exterior Features    Backs Onto Park/Trees, Park/Reserve, Public Transportation, Schools

### **Additional Information**

Date Listed            May 29th, 2025

Days on Market      4

Zoning                Zone 91

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Listing information last updated on June 2nd, 2025 at 2:02pm MDT