

## \$600,000 - 14 Marlin Street, Spruce Grove

MLS® #E4429117

### \$600,000

5 Bedroom, 3.00 Bathroom, 1,666 sqft

Single Family on 0.00 Acres

Millgrove, Spruce Grove, AB

Welcome to 14 Marlin Street in Millgrove—the house of the season! This half-acre, in-town gem backs onto a school field, with a path just one door down. It boasts an oversized double attached garage plus an oversized detached garage/shop with back alley access. Inside, enjoy hand-scraped hardwood, wood-burning fireplace, and a stunning new kitchen!

Featuring quartz countertops, black stainless steel appliances, endless cupboards & counter space... it literally is a show stopper! Recent upgrades include new windows and a 2022 hot water tank. With five bedrooms, four bathrooms, and four living spaces, there's room for everyone. The massive yard features RV parking (no more storage fees!), a sunroom, raised garden beds, cherry trees, and a lilac-lined fence that will be in full bloom just in time for possession! Located steps from parks, trails, and schools, and just an 8-min walk to the high school, this home is truly one of a kind. Don't miss your chance—this is the one everyone will be talking about!

Built in 1978

### Essential Information

MLS® # E4429117

Price \$600,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 1,666                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 14 Marlin Street |
| Area        | Spruce Grove     |
| Subdivision | Millgrove        |
| City        | Spruce Grove     |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T7X 2L2          |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Off Street Parking, Detectors Smoke, Exercise Room, Fire Pit, Greenhouse, Hot Water Natural Gas, No Smoking Home, Parking-Extra, R.V. Storage, Sunroom, Workshop, Vacuum System-Roughed-In |
| Parking Spaces | 6  |
| Parking        | Double Garage Attached, Double Garage Detached, Heated, Insulated, Shop  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert   |
| Stories           | 3  |
| Has Basement      | Yes  |

|          |                |
|----------|----------------|
| Basement | Full, Finished |
|----------|----------------|

## Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Metal, Stucco |
|----------|---------------------|

|                   |   |
|-------------------|---|
| Exterior Features | Back Lane, Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Landscaped, Level Land, Paved Lane, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Vegetable Garden |
|-------------------|---|

|      |                  |
|------|------------------|
| Roof | Asphalt Shingles |
|------|------------------|

|              |                     |
|--------------|---------------------|
| Construction | Wood, Metal, Stucco |
|--------------|---------------------|

|            |                    |
|------------|--------------------|
| Foundation | Concrete Perimeter |
|------------|--------------------|

## School Information

|            |                  |
|------------|------------------|
| Elementary | Millgrove School |
|------------|------------------|

|        |                         |
|--------|-------------------------|
| Middle | Greystone Middle School |
|--------|-------------------------|

|      |                       |
|------|-----------------------|
| High | Composite High School |
|------|-----------------------|

## Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | April 4th, 2025 |
|-------------|-----------------|

|                |    |
|----------------|----|
| Days on Market | 15 |
|----------------|----|

|        |         |
|--------|---------|
| Zoning | Zone 91 |
|--------|---------|

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Listing information last updated on April 19th, 2025 at 4:32am MDT