

## \$229,900 - 40 Voleta Court, Spruce Grove

MLS® #E4439259

**\$229,900**

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     | \$229,900       |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Single Family   |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

### Community Information

|         |                 |
|---------|-----------------|
| Address | 40 Voleta Court |
| 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 | 84             |
| Zoning         | Zone 91        |

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Listing information last updated on August 21st, 2025 at 1:02pm MDT